



London Ranch Estates Subdivision 22PL1186

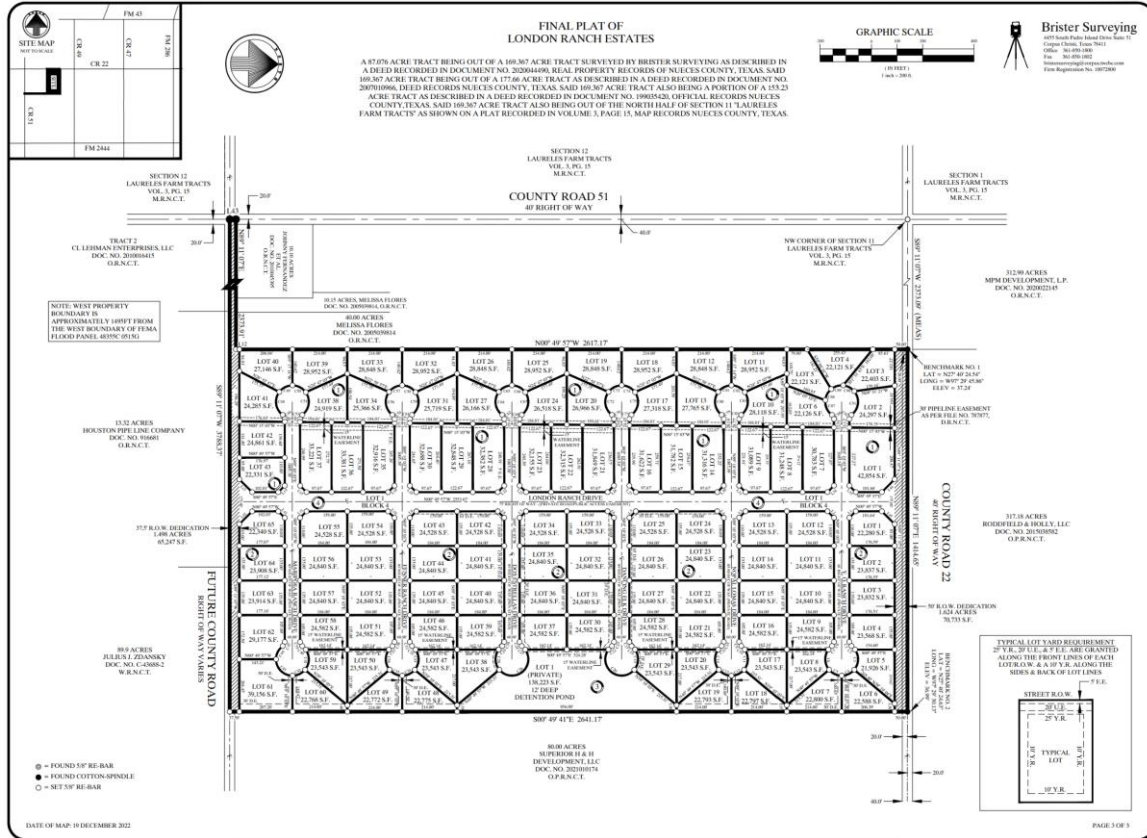
**Request for Plat Waiver
for Wastewater Fee Requirement**

City Council Meeting
June 18, 2024



PC Approved Final Plat (Feb 2023)

London Ranch Estates





Annexation Map London Ranch Estates





Previous Cases of Wastewater Fee Waivers

Year	Project	Notes
2015	Wedgewood Terrace	Approved 8 to 1 \$15,003.05
2017	Harris Acres	Approved 9 to 0 \$28,670.75
2017	Holly Industrial	Approved 8 to 1 \$2,450.76
2020	Morton Meadows	Approved 6 to 1, 2 absent \$9,463.71
2022	Berlet Addition	UDC Amended to admin approval <\$50k \$1,790.41



UDC 8.5.2.G.: Exemptions

Wastewater trust fund fees may be exempted in areas determined to not likely to be served by City wastewater services within the next 15 years:

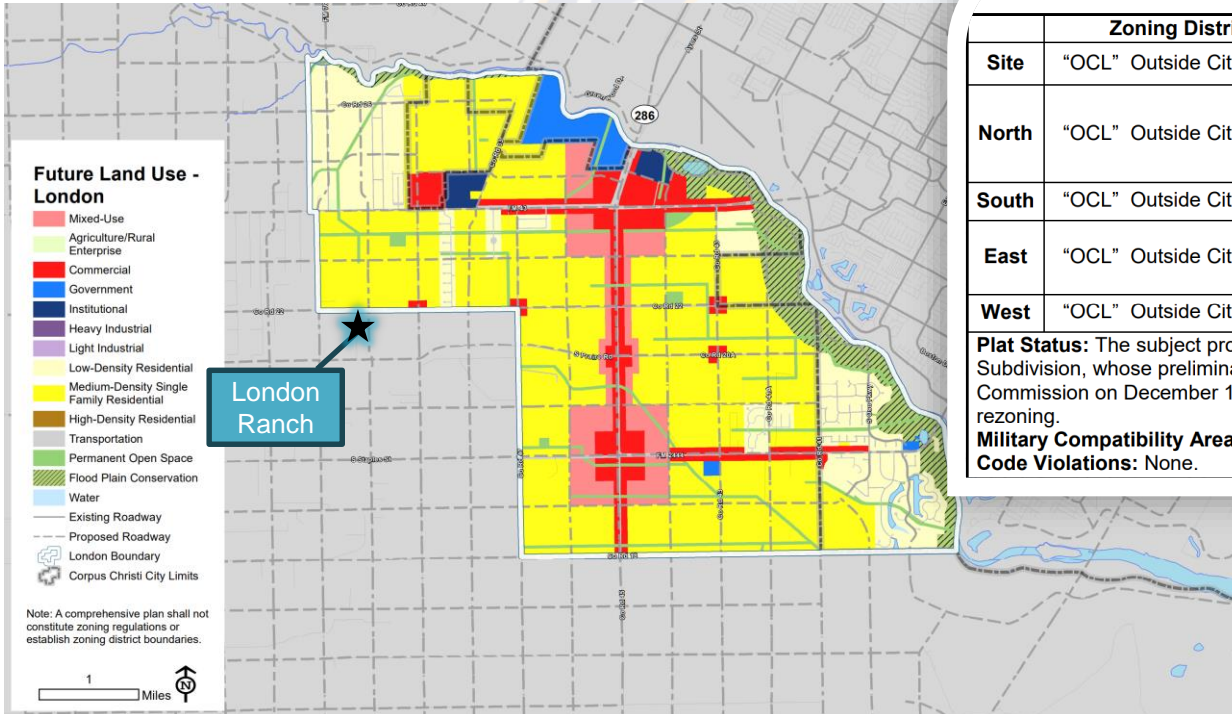
- The **Director of Development Services** may make such determination when the fees of the area being exempted are **\$50,000 or less.**

- Planning Commission** shall make its recommendation to the **City Council**, which shall make the final determination whenever the fees of the area being exempted are **more than \$50,000.**

\$50,384.98



London Area Development Plan



Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Vacant	No designation
North	"OCL" Outside City Limits	Vacant (Approved Preliminary Gemini Acres, northwest of the site)	No designation
South	"OCL" Outside City Limits	Vacant	No designation
East	"OCL" Outside City Limits	Vacant (Approved Charlotte Est.)	No designation
West	"OCL" Outside City Limits	Vacant	No designation

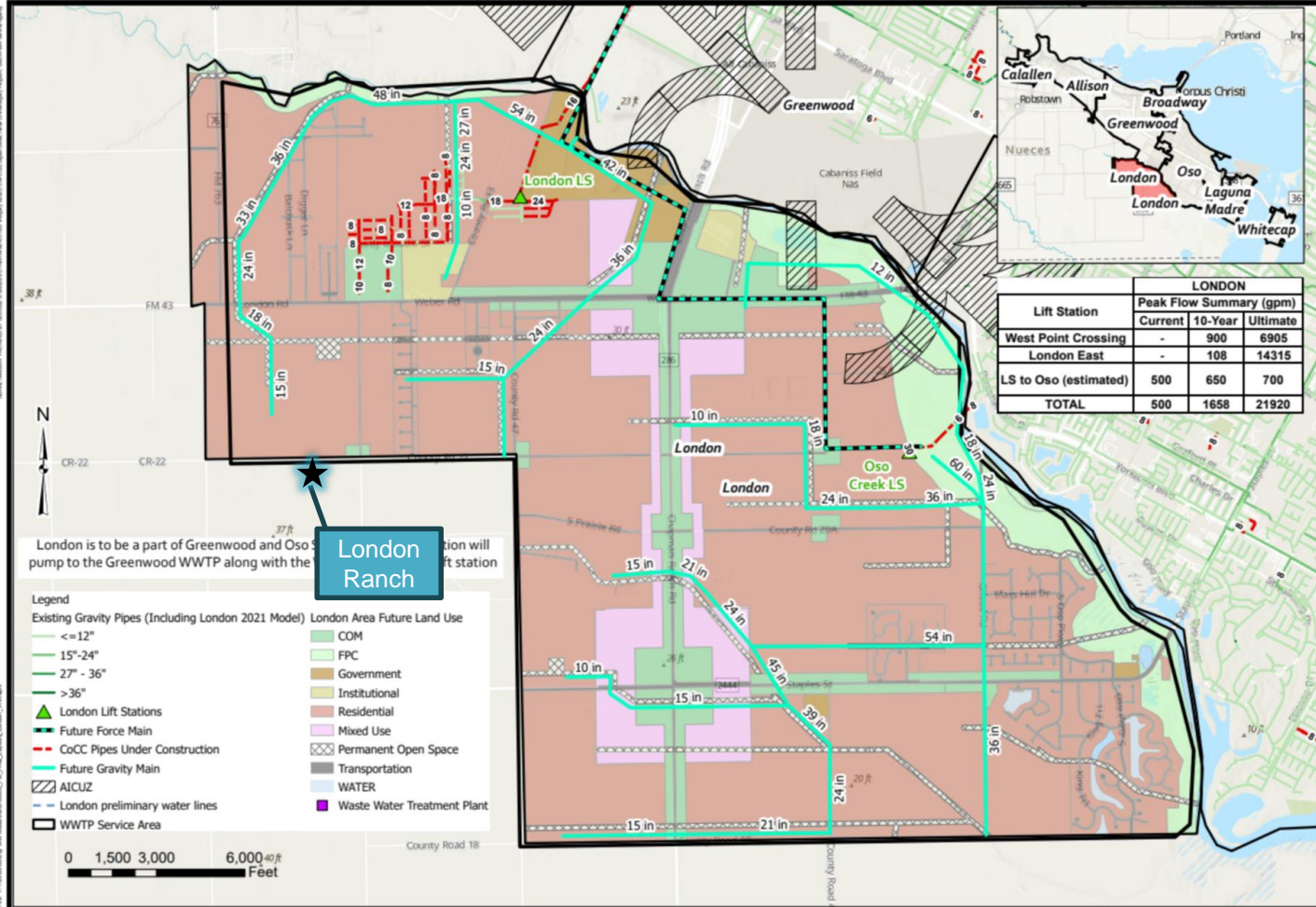
Plat Status: The subject property is the site of the proposed London Ranch Estates Subdivision, whose preliminary and final plats were conditionally approved by Planning Commission on December 14, 2022 and February 22, 2023, pending annexation and rezoning.

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): None.
Code Violations: None.

no designation ≠ no future land use, just means this **wasn't** included in the scope of the city plan



DATE: 09/20/2023 10:58 AM
 PROJECT: LONDON AREA SANITARY SEWER PLANNING
 DRAWN BY: AA
 CHECKED BY: AA
 SHEET: 1.0



London Ranch

London is to be a part of Greenwood and Oso Creek. London Ranch will be pumped to the Greenwood WWTP along with the rest of the area.

- Legend**
- Existing Gravity Pipes (Including London 2021 Model)
 - <= 12"
 - 15"-24"
 - 27" - 36"
 - > 36"
 - London Lift Stations
 - Future Force Main
 - CoCC Pipes Under Construction
 - Future Gravity Main
 - AICUZ
 - London preliminary water lines
 - WWTP Service Area
 - London Area Future Land Use
 - COM
 - FPC
 - Government
 - Institutional
 - Residential
 - Mixed Use
 - Permanent Open Space
 - Transportation
 - WATER
 - Waste Water Treatment Plant

Lift Station	LONDON Peak Flow Summary (gpm)		
	Current	10-Year	Ultimate
West Point Crossing	-	900	6905
London East	-	108	14315
LS to Oso (estimated)	500	650	700
TOTAL	500	1658	21920



London Area Sanitary Sewer Planning
CITY OF CORPUS CHRISTI

JOB NO.	121383-00
DATE	Sep 2023
DESIGNER	AA
DRAWN	AA
CHECKED	AA
SHEET	1.0



Staff Recommendation

Staff recommends approval of the waiver from the wastewater trust fund fee requirement.

City Council may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.
