



## AGENDA MEMORANDUM

Planning Commission Meeting of September 20, 2017

**DATE:** September 13, 2017

**TO:** William J. Green, P.E., Interim Director, Development Services

**FROM:** Ratna S. Pottumuthu, Engineer IV, Development Services  
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Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC). An exemption is being requested from the wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G and water Lot/Acreage Fees in the accordance with Section 8.5.1.C.5 of the UDC for **Holly Industrial Subdivision Lot 1-B**.

### **BACKGROUND AND FINDINGS:**

Tradewinds Consulting Group, on behalf of Arnold P. Leal, property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC). An exemption is being requested from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G and water Lot/Acreage Fees in the accordance with Section 8.5.1.C.5 of the UDC. The subject property, 2520 Holly Road, under plat consideration, Holly Industrial Subdivision Lot 1-B is located east of Ayers and north of Holly Rd. The subject property consists of 1.615 acres. The applicant is proposing to erect a billboard on the subject property.

**Wastewater Waiver**-The waiver request complies with the UDC Section 8.2.7.B.1.d.ii as the wastewater service is not reasonably accessible to this property. The nearest wastewater service manhole is approximately 1700 linear feet (lf) away to the southeast corner of property (Lot 1B). The manhole elevation is at 14.4 feet. The approximate construction cost for the wastewater improvements add up to \$ 213,831.00 of which approximately \$ 10,117.24 may be reimbursable to the owner/developer from the city's Sanitary Sewer Trunk System Trust Fund per UDC Section 8.5.2.E.2. The approximate remaining wastewater improvements cost of \$ 203,713.76 will be owner/developer responsibility. Due to the property being located more than the 1,000 foot benchmark of a reasonably accessible collection line of adequate capacity, the wastewater improvements requirement creates a burden for the industrial lot.

**Wastewater Lot/Acreage Fees** - The fee exemption request complies with the UDC Section 8.2.7.B.1.d.ii as the UDC Section 8.5.2.G states that City Council, with Planning Commission's recommendation, may exempt a tract of land from the wastewater lot/acreage fees provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately **\$ 2,529.31**, based on the rate of \$1,571.00 per acre.

**Water Lot/Acreage Fees** - The fee exemption request does not comply with the UDC Section 8.5.1.C.5. The potential Water Lot/Acreage Fees are approximately **\$ 2,316.79**, based on the rate of \$1,439.00 per acre.

**RECOMMENDATION:**

Approve wastewater infrastructure waiver and wastewater lot/acreage fee exemption request.

Deny water lot/acreage fee exemption request.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Plat of Holly Industrial Subdivision Lot 1-B

Exhibit B – Cost Estimate

PowerPoint Presentation WW Waiver & Fee Exemption Holly industrial