

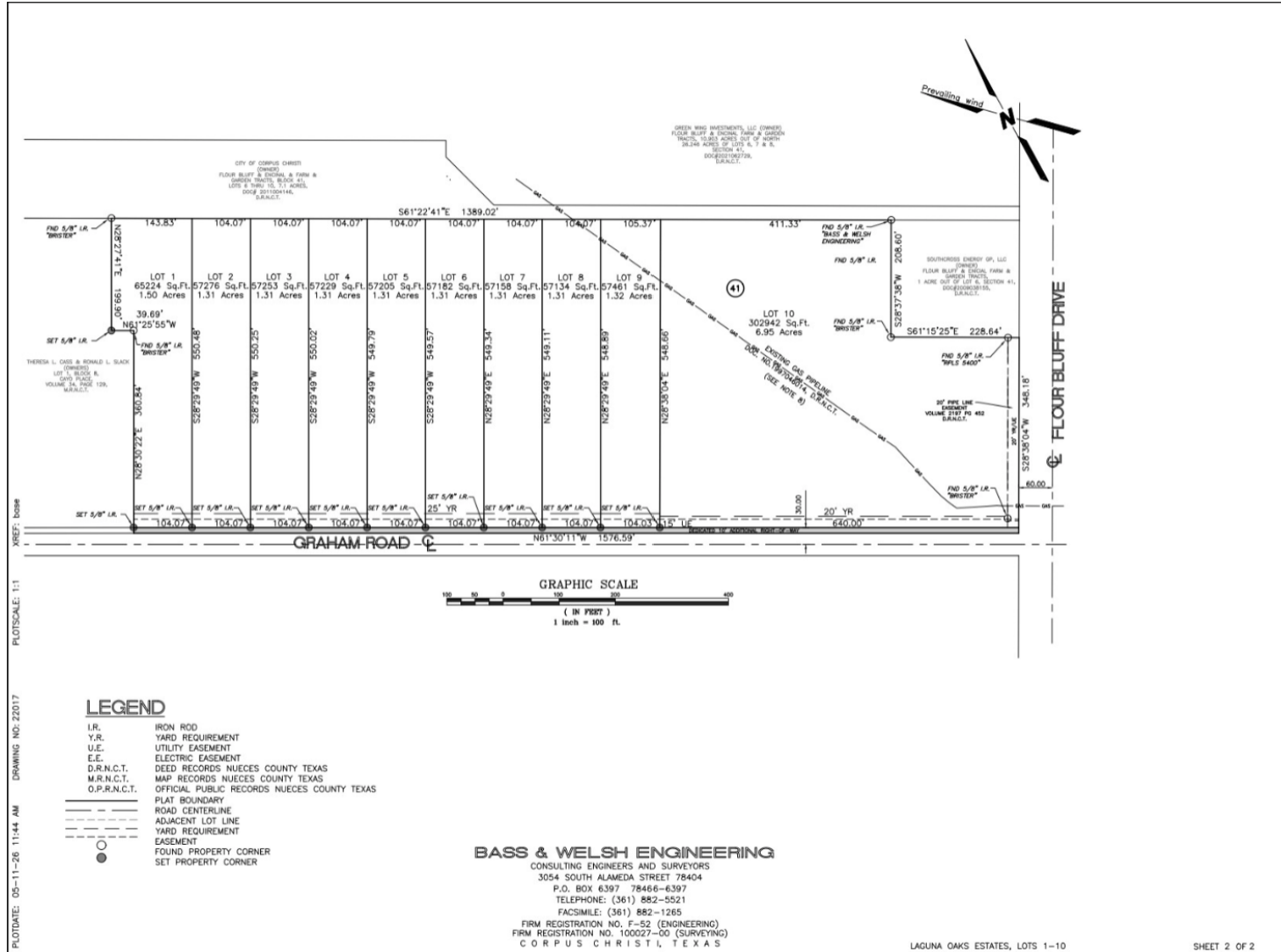


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

PL9299 Laguna Oaks Estates Wastewater Waiver

Planning Commission July 8, 2026

Proposed Plat Laguna Oaks Estates



Wastewater Construction Requirement

UDC3.8.5.D.4 Final Plat Review Criteria

- “The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8.”

UDC Section 8.2.7.B.1.d.(i)-(ii) and “Reasonable Accessibility”

- “collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.”



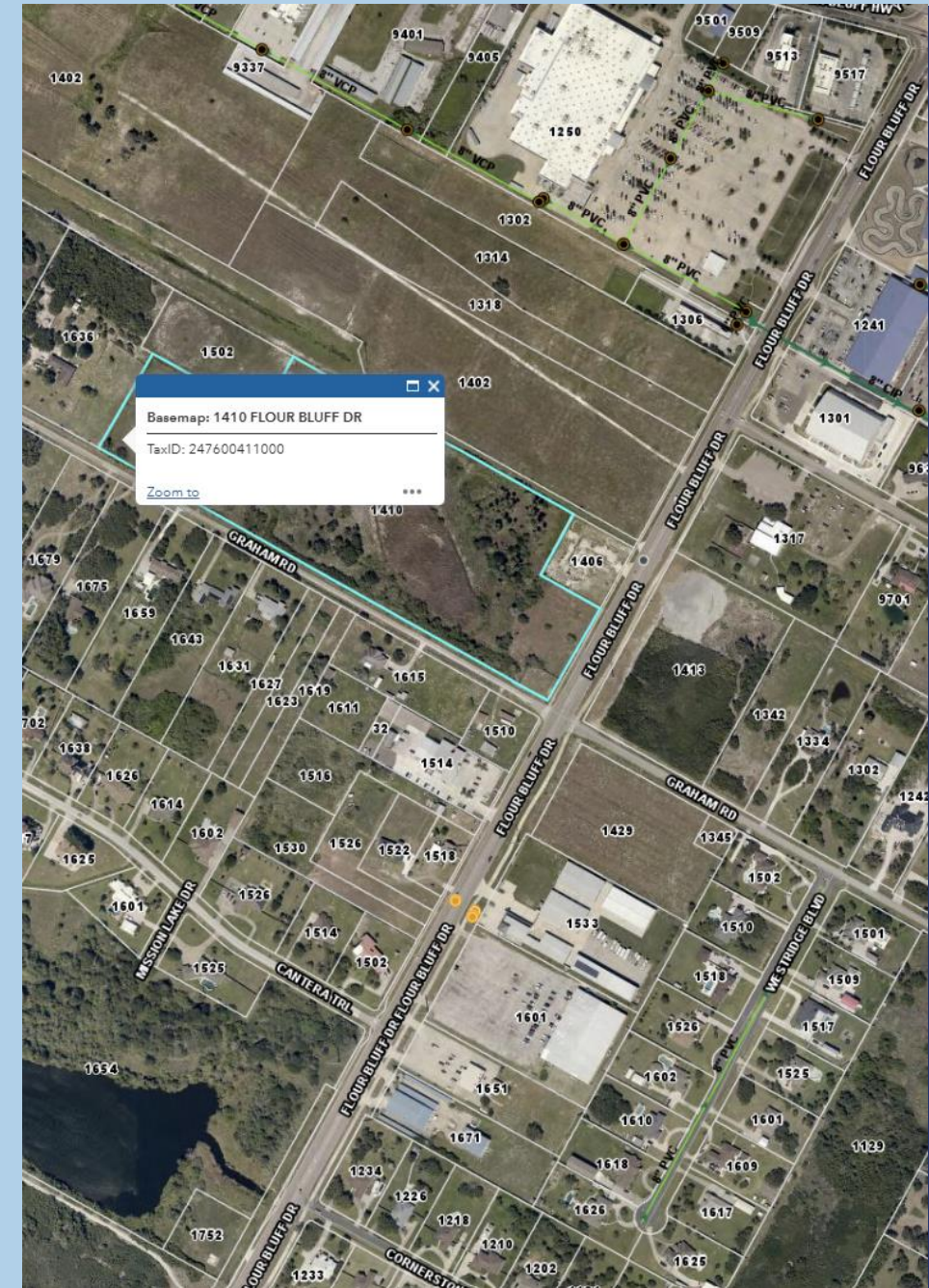
Applicable Factors for Consideration

- The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving wastewater construction**:
 1. Granting waiver shall not be a detriment to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. If application of a provision will render subdivision of land unfeasible;
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC



Proposed Waiver for Wastewater Construction

- The nearest connection is 966 LF away at a depth of 5.8 LF. With the required slope, the main would only be 1.5 FT deep at the site
- The next nearest connection is 1,023 LF away with a depth of 20 LF
- Cost for connection to the best of these options, the 20 LF deep manhole, would be \$228,710 plus engineering and fees



Staff Recommendation

Staff recommends **denial** of the waiver from wastewater construction.

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





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Thank you!