



## AGENDA MEMORANDUM

Planning Commission Public Hearing of May 1, 2024

**DATE:** May 1, 2024

**TO:** Al Raymond, Director of Development Services

**FROM:** Nicholas Winkelmann, P.E.  
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Amendment to the Water Master Plan  
For Saratoga Ridge Subdivision

### **CAPTION:**

Ordinance amending the Water Master Plan, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by amending water lines located near Saratoga Blvd. and located specifically southeast of Old Brownsville Rd. and northwest of County Road 35 at the new development that will be named Saratoga Ridge.

### **SUMMARY:**

As requested by Braselton Development through their engineer, Urban Engineering, this ordinance amends the City's Water Master Plan. The plan as shown was reviewed and approved by Corpus Christi Water (CCW) as it is consistent and required with the plans to serve this area.

### **BACKGROUND AND FINDINGS:**

The applicant initially reviewed the master plan to determine the alignment of the planned required water lines. The twelve (12) inch water line is required for proper water service and fire flow for the identified area. All final public improvement plans will be reviewed for approval to ensure that they meet the City of Corpus Christi standards and Infrastructure Design Manual.

The proposed development includes approximately 257 acres of single-family residential homes with approximately 965 lots which will be constructed in phases. The estimated water demand is calculated to be 833,760 gallons per day (GPD) at full build out.

The proposed master plan water line will be installed in the existing utility easement and consist of approximately 1,460 linear feet of twelve (12) inch diameter water line along with valves and appurtenances. This new water infrastructure will tie into the existing blowoff valve on the 42" transmission line located along County Road 35. The water line will cross under Saratoga Blvd. by boring and will be enclosed in casing. Fire Hydrants will be installed on the proposed

waterline at the specified intervals as required. The water line design will follow the criteria established by the Corpus Christi Infrastructure Design Manual.

*General Development Requirements:*

City infrastructure is either constructed one segment at a time by private developers as development occurs or it is constructed ahead of private development by the city itself through the Bond program or Capital Improvement Program. When private land is developed, the utilities needed for the development must be constructed in accordance with the City's utility master plans and the utilities become part of the public utility system serving other development in the area.

*Corpus Christi Water Engineering Analysis:*

The existing approved water master plan as prepared by Pape Dawson did not include water improvement projects along this portion of Saratoga Blvd. Corpus Christi Water has worked with the Developer and their engineer and agrees that the new line as proposed is required to provide adequate service for this proposed and future development. Additionally, Corpus Christi Water has reviewed this amendment with Pape Dawson to ensure they had an opportunity to comment and that it is consistent with the master plan documents.

RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Water Master Plan.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit – Design Memorandum as prepared by Urban Engineering
- PowerPoint Presentation