



AGENDA MEMORANDUM

Action Item for the Planning Commission Meeting of October 22, 2014

DATE: September 26, 2014

TO: Planning Commissioners

FROM: Daniel M. Grimsbo, P.E., Director, Development Services Department
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Wastewater Collection System Master Plan Amendment for Sandy Creek Subdivision

CAPTION:

Developer, Palm Land Investment, Inc., has requested an amendment to the Wastewater Collection System Master Plan OSO W.R.P Service Area, Area 1, to realign and increase the diameter of the planned wastewater collection line.

PURPOSE:

The purpose of the amendment is to realign and increase the diameter of the planned collection line shown in the Wastewater Collection System Master Plan OSO W.R.P Service Area, Area 1, Master Plan. Details of the amendment are as follows:

- Provide a larger diameter line to increase depth and insure adequate wastewater collection line services for the undeveloped lot to the west of Sandy Creek Subdivision.
- Provide easier access to and reduce the overall maintenance of the wastewater collection line.
- Eliminate duplication of wastewater collection lines.

BACKGROUND AND FINDINGS:

The Wastewater Collection System Master Plan OSO W.R.P Service Area, Area 1 (2006) (Exhibit A) shows a planned collection line along the northern edge of Master Channel 29. The approved Plan shows approximately 2,000 linear feet of 10-inch PVC pipe; 1,050 linear feet of 8-inch PVC pipe terminating approximately 200 feet east of Rodd Field Road and 950 linear feet of 8-inch PVC pipe running North and South.

The developer has an approved preliminary plat with a street layout for Sandy Creek Subdivision (Exhibit B). The developer is proposing to realign the wastewater collection line to a location farther north and increase the diameter of the line to 12 inches. The realignment will result in 2,405 linear feet of 12-inch wastewater collection line running through Sandy Creek Subdivision's public streets right-of-way and approximately 1,000

linear feet running through the property to the west, which is described as 36.135 acres out of Lots 1 & 2, Section 27, Flour Bluff and Encinal Farm Garden Tracts (Exhibit C). The realignment will result in the increased depth of the collection line for the 36.135 acres of undeveloped land to the west of Sandy Creek Subdivision; reduce maintenance costs of the line and eliminate duplication of wastewater collection lines.

ALTERNATIVES:

Denial or alteration of the proposed Wastewater Collection System Master Plan amendment.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed Wastewater Collection System Master Plan amendment conforms to City policy.

DEPARTMENTAL CLEARANCES:

Wastewater Department
 Legal
 Finance

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Staff recommends approval of the proposed Wastewater Collection System Master Plan.

LIST OF SUPPORTING DOCUMENTS:

Developer's request with:

- Exhibit A: Oso Wastewater Treatment Plant Service Area I Master Plan
- Exhibit B: Preliminary Plat Sandy Creek Subdivision
- Exhibit C: Oso WWTP Service Area I Master Plan Realignment Amendment Ordinance