



# **London Ranch Estates Subdivision 22PL1186**

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

Planning Commission Meeting  
April 17, 2024





# Proposed Waiver for Wastewater Fee Construction



Stuart A. Lynn, PE  
N. Mitchell Carrillo, PE  
John D. Merecer, PE  
Brian M. Kramer, PE

January 5, 2024

City of Corpus Christi  
ATTN: Al Raymond, AIA, CBO  
2406 Leopard Street  
Corpus Christi, Texas 78401

Dear Sir:

Pursuant to section 8.5.2.G Waivers of the Unified Development Code (UDC) we request a waiver be granted for the subject plat LONDON RANCH ESTATES. The proposed development is 84.368ac. Wastewater is currently unavailable and the closest wastewater connection is further than 1000ft. The current master wastewater plan provided by Pape Dawson dated July 2023 available on the City of Corpus Website and the proposed master wastewater plan provided by Pape Dawson dated October 2023 both show the subject tract outside the wastewater service area. The site will be served by onsite sewer facilities on individual single-family lots.

Thank you for reviewing our waiver request. Please feel free to call if you require further information or have any questions.

Sincerely,  
Lynn Engineering

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N. Mitchell Carrillo, PE  
mitchell.carrillo@lynnngroup.com



# London Ranch Estates





# UDC 3.8.3.D.

## Applicable Factors for Consideration

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The waiver may be *approved*, *approved with conditions* or *denied* after Planning Commission's **consideration of the following factors for waiving the wastewater trust fund fees:**

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
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# Wastewater Trust Fund Fee Requirement

## UDC 8.5.2.B.: *Payment of Fees*

“Before any unit of a subdivision, single lot, or tract which is completed and the final plat recorded, the lot or acreage fee, whichever is greater, shall be paid.”

Failing to collect funds from an area that would be served by city wastewater services may be considered adverse to the city’s finances

### Infrastructure Trust Fund Lot & Acreage Fees

Lot fee for water infrastructure*	\$477.83
Acreage fee for water infrastructure*	\$1,915.31
Lot fee for water infrastructure for single-family or duplex*	\$242.24
Acreage fee for water infrastructure for single-family or duplex*	\$956.99
Surcharge for water infrastructure for single-family or duplex*	\$323.43
Water distribution line front foot pro rata fee*	\$14.02
PIIC water tap fee*	\$638.88
PIIC lot fee for water infrastructure*	\$638.88
PIIC acreage fee for water infrastructure*	\$1,597.20
Lot fee for wastewater infrastructure*	\$523.08
Acreage fee for wastewater infrastructure*	\$2,091.00
Surcharge for wastewater infrastructure*	\$368.69
Collection line front foot pro rata fee*	\$16.21
Wastewater fee exemption for City Council consideration*	\$726.00

2024 DS Fee Schedule  
[www.cctexas.com/ds](http://www.cctexas.com/ds)



# Purpose of Wastewater Trust Fund Fees: UDC 8.5.2.A.

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“To encourage the **orderly development** of subdivisions **within and surrounding** the City;

To establish an **equitable** system of spreading the cost of wastewater line extensions required for development pursuant to the Wastewater Master Plan;

To establish an equitable system that can be effected by the establishment of trust funds to be administered by the City for the purpose of carrying out orderly wastewater line extensions; and

To establish a system of credits and reimbursements for developer-installed wastewater line extensions meeting the Wastewater Master Plan when the developer is a non-taxing entity that is contributing acreage or lot fees under this Unified Development Code.”

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## 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.**

**\$182,084.28 > \$50,000**



# “Likely to be Served”

Not quantified in UDC

Planning analyses to forecast wastewater needs

- Future Land Use
- Plan CC Comprehensive Plan
- Area Development Plans (ADPs)
- Master Plans



# Annexation & Growth in London

Table 3-3 MPO Annual Growth Rate vs. Annual Growth Rate by Lot Additions

ADP	MPO Annual Residential Units Added	MPO Annual Growth Rate	Average Annual Lot Addition	Annual Lot Addition Growth Rate
Bayside	97	0.3%	60	0.2%
Calallen	80	5.3%	24	1.8%
CC Airport	65	4.1%	0	0.0%
Downtown	112	3.0%	5	0.5%
Flour Bluff	57	0.7%	112	1.4%
London	288	4.6%	225	4.5%
Northwest	304	2.5%	71	0.6%
Padre/Mustang Island	131	2.2%	36	0.6%
Southside	553	1.3%	421	1.0%
Westside	145	0.8%	70	0.4%
<b>Total</b>	<b>1,832</b>	<b>1.3%</b>	<b>1024</b>	<b>0.8%</b>

2023 Adopted Wastewater Master Plans

London Ranch

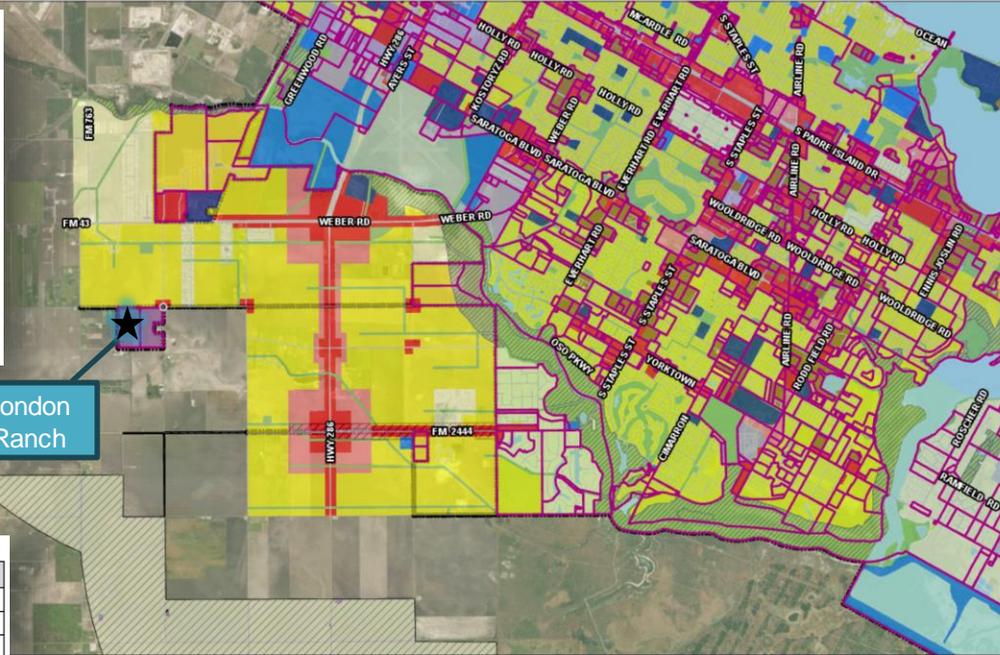
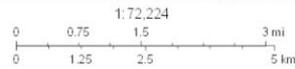


Table 3-4 Historic Growth Rate by ADP

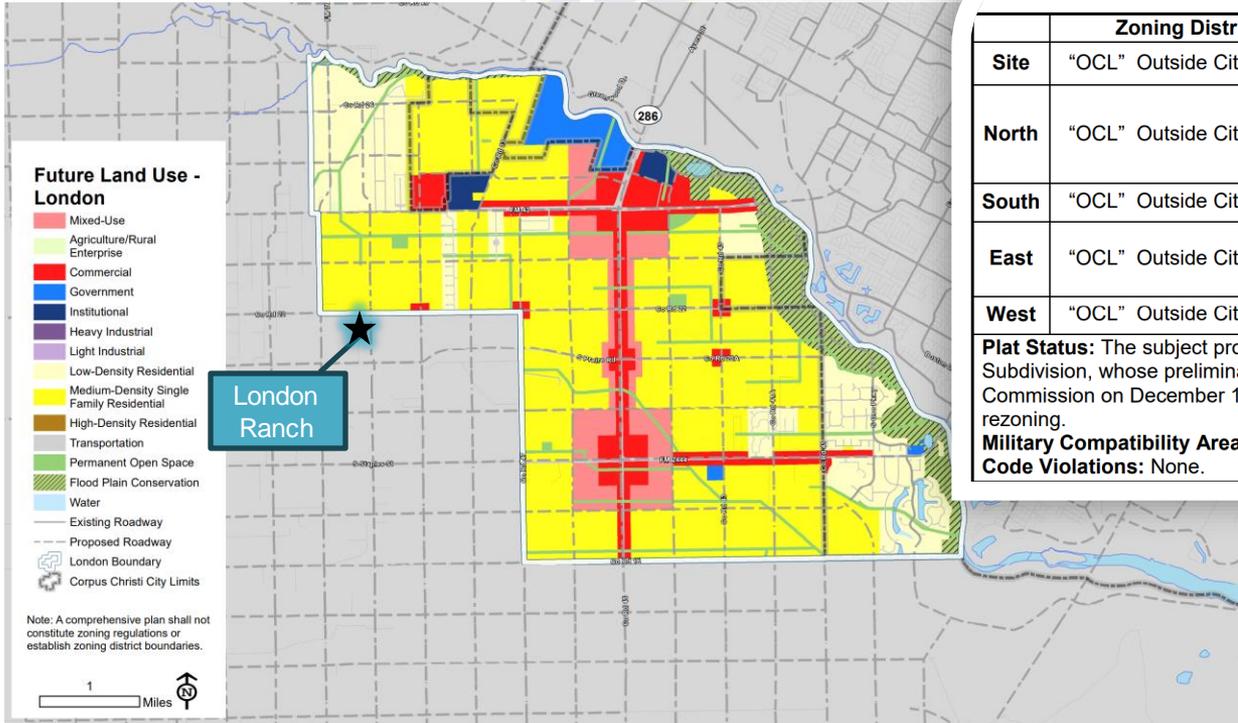
ADP	Time Period	Growth Trend
Bayside	2010-2021	0.15%
Calallen	No Data	
CC Airport	No Data	
Downtown	No Data	
Flour Bluff	2010-2019	0.67%
London	2000-2018	7.2%
Northwest	No Data	
Padre/Mustang Island	2000-2019	2.48%
Southside	2000-2018	2.04%
Westside	2000-2019	0.36%



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# London Area Development Plan



## Land Development & Surrounding Land Uses

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

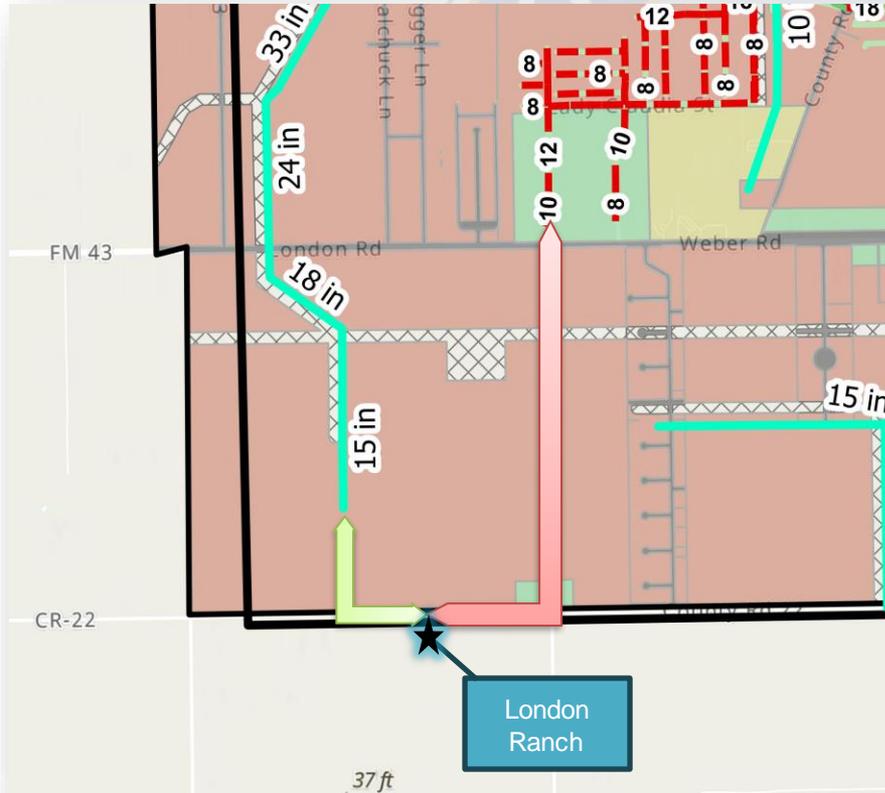
**Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022):** None.  
**Code Violations:** None.

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





# London Area Development Plan



The distance to the Wastewater Master Plan connection point is about **5,000 feet less** than the proposed connection to the existing manhole



# UDC 3.8.3.D.

## Applicable Factors for Consideration

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- |   |   |
|---|---|
| The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or <b>to the City</b> in administering this Unified Development Code; | - |
| The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.   | X |
| Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or  | - |
| The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.  | - |
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# Staff Findings

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Although London Ranch is not specifically included in the ADPs, the surrounding future land use, annexation trends, and wastewater master plans indicate

**this area will be served by city services within 15 years**

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# Staff Recommendation

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

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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