



## AGENDA MEMORANDUM

Planning Commission Meeting of July 8, 2026

**DATE:** June 29, 2026

**TO:** Yvette Wallace, CFM, Interim Director of Development Services

**FROM:** Bria A. Whitmire, PE, CFM, CPM, ENV SP, CBO Development Services Engineer  
BriaW@corpuschristitx.gov  
(361) 826-3268

### **PL9299 Laguna Oaks Estates**

Request for a Plat Waiver of the Wastewater Infrastructure Construction Requirement  
In Sections 8.1.4.C, 8.1.5, and 8.2.7.A. of the Unified Development Code.

### **BACKGROUND**

Murray Bass, P.E., on behalf of property owner Marcial Ramirez, Managing member at MADM, LLC, submitted a request for a waiver of the plat requirement to construct wastewater infrastructure under Section 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code (UDC). The reasons for this waiver are:

- 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

The subject property shown as Exhibit A, known as the proposed Laguna Oaks Estates, is generally located at 1410 Flour Bluff Drive and 122 Graham Road, at the northwest corner of the Flour Bluff Drive and Graham Road intersection, and south of SPID. The property is 19.326 Acres, consisting of a 17.407 tract out of Lots 6, 7, & 8, Section 41, Flour Bluff and Encinal Farm and Garden Tracts and a 1.919 acre tract out of Lots 7 and 8 Block 61 Flour Bluff and Encinal Farm and Garden Tracts, as platted and approved by Nueces County Commissioners in 1894. The property is zoned RE (Residential Estate) and CG-1 (General Commercial Limited) and proposes 9 buildable residential lots all greater than 1 acre, and a 6.95 acre commercial lot.

This plat waiver request is for the construction of a wastewater system that would connect to Corpus Christi Water (CCW) sanitary sewer infrastructure. The applicant proposes individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.A. The plat has a note that states the subdivider shall provide septic systems to all lots. The lots will meet the current Texas Commission of Environmental Quality (TCEQ) minimum lot size requirement of one-half acre for a private sanitary sewer permit.

## **STAFF ANALYSIS**

### **Waiver of Construction Requirement for Wastewater Public Improvements**

UDC 3.8.5.D requires the tract of land subject to the plat 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.

1. UDC 8.1.4.C requires that a developer provide a wastewater system when platting.
2. UDC 8.1.5 requires continuity of improvements among adjacent properties.
3. UDC 8.2.7.A requires that “every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity *as determined by adopted City wastewater standards and master plans.*”

The need for a waiver is to be demonstrated to the Planning Commission’s satisfaction. Per UDC 3.8.3.D., the waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. 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 to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

When any subdivision is planned that is *not reasonably accessible* to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system.

Per UDC 8.2.7.B.1, in such case, the subdivision shall have either

1. an individual aerobic (septic) system with:
  - minimum lot area of one-half acre per single family dwelling
  - aerobic systems to be installed concurrent with development
  - design and installation conform to city City-County Health Department requirements
2. an individual wastewater treatment plant serving the subdivision, or
3. interim service by construction of lift station(s) and force main(s).

*Reasonably accessible* is defined in UDC Section 8.2.7.B.1.d.(i)-(ii)

- master plan facilities (including trunk mains and lift stations) currently exist in the designated service area, and such facilities can be extended to serve the subdivision; and
- collection lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

### **Staff Findings on Waiver from Construction**

Staff conclude that the proposed Laguna Oaks Estates is “reasonably accessible” to existing public wastewater infrastructure. The closest manhole lies within roughly 1,000 linear feet although its depth is limited, it could still serve the development through a pumping system. A second manhole, approximately 1,023 linear feet away, can provide gravity service not only to this project but also to much of the remaining undeveloped frontage along Flour Bluff.

Because septic systems pose risks to both community health and bay water quality, especially during storm events, it is important to extend centralized wastewater service wherever feasible.

On the other hand, the subdivider-provided individual septic systems can adequately serve the proposed subdivision, provided they conform with requirements of the City-County Health Department and any applicable governing body. Per UDC 8.2.7.B.1.a., the City-County Health Department shall have the authority to vary the lot area requirement if satisfactory evidence is presented indicating that soil conditions are such as to warrant a modification.

### **STAFF RECOMMENDATION**

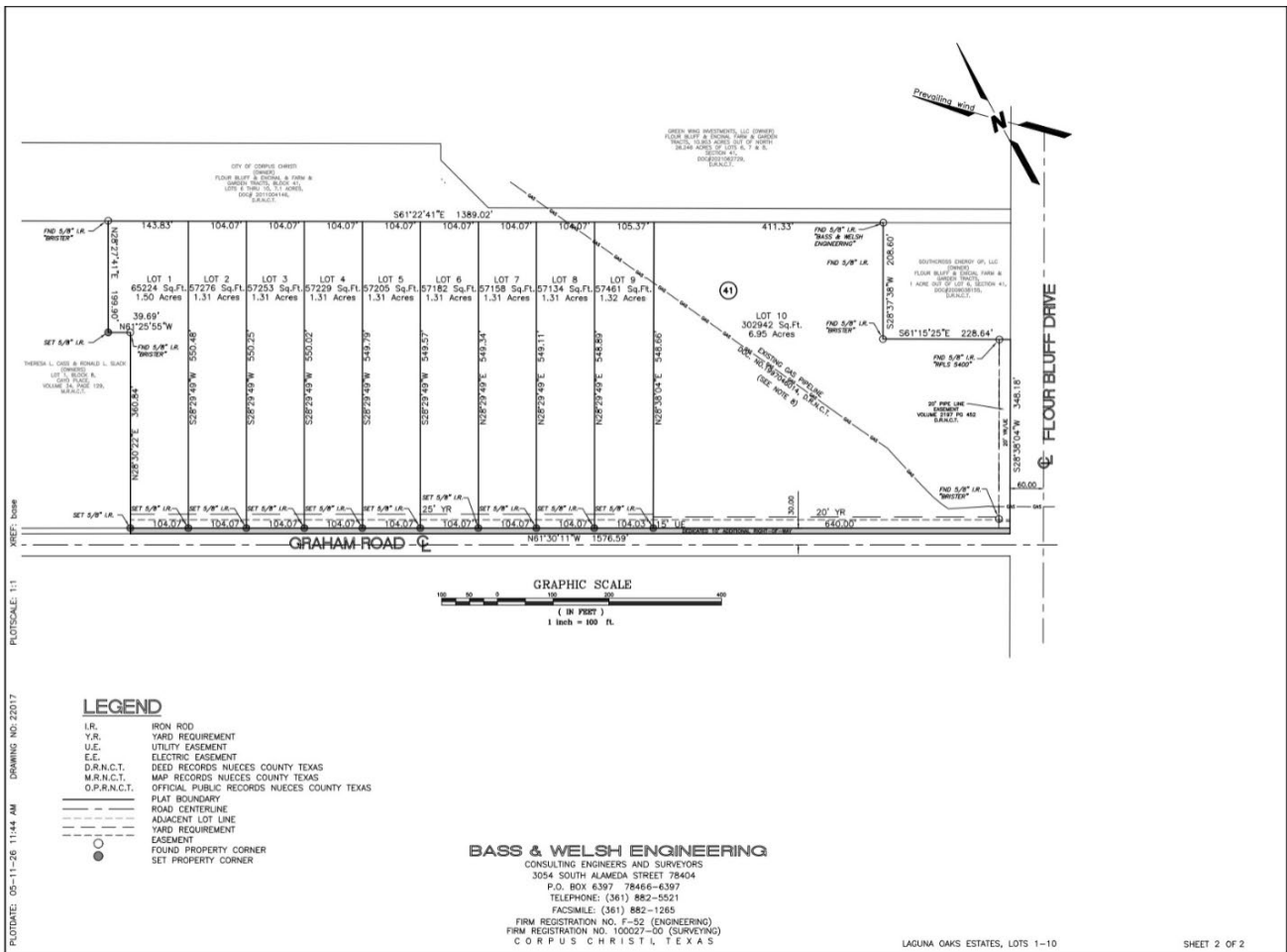
**Staff recommends denial of the request for waiver** of wastewater infrastructure construction per Section 8.2.7.A.

The Planning Commission may choose to follow or decline staff’s recommendation and move to approve, approve with conditions, or deny the waiver request.

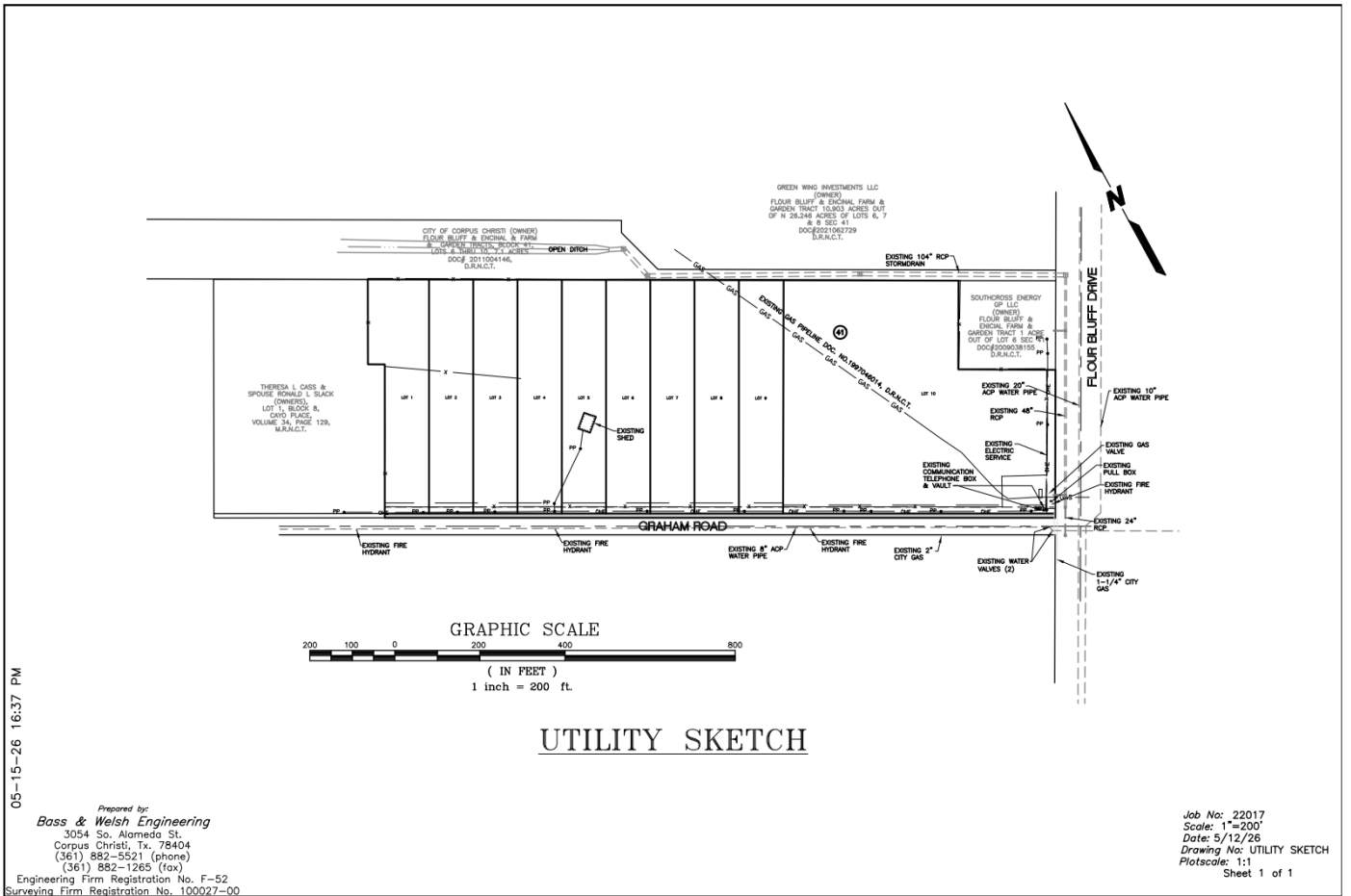
### **LIST OF SUPPORTING DOCUMENTS:**

- Exhibit A – Proposed Plat
- Exhibit B – Proposed Utility Plan
- Exhibit C – Aerial Map including Wastewater Infrastructure

# Exhibit A



# Exhibit B



05-15-26 16:37 PM

Prepared by:  
**Bass & Welsh Engineering**  
 3054 So. Alameda St.  
 Corpus Christi, Tx. 78404  
 (361) 882-5521 (phone)  
 (361) 882-1265 (fax)  
 Engineering Firm Registration No. F-52  
 Surveying Firm Registration No. 100027-00

Job No: 22017  
 Scale: 1"=200'  
 Date: 5/12/26  
 Drawing No: UTILITY SKETCH  
 Plot scale: 1:1  
 Sheet 1 of 1

Exhibit C

