



AGENDA MEMORANDUM
Planning Commission Public Hearing of November 16, 2022

DATE: November 16, 2022
TO: Al Raymond, Director of Development Services
FROM: Nicholas Winkelmann, P.E. Engineering Manager, Corpus Christi Water
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Amendment to the
Wastewater Collection System Master Plan (Oso Service Area)
For MPM Homes and Kimley Horn Engineering

CAPTION:

Ordinance amending the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by amending the existing master plan located at Oso Parkway south of Yorktown Boulevard.

SUMMARY:

As requested by MPM Homes, the landowner, and data provided by Kimley Horn Engineering, this ordinance amends the City's Wastewater Collection System Master Plan ("Wastewater Master Plan"). The plan as shown was reviewed by Pape-Dawson Engineers Inc. After review, Pape-Dawson has confirmed that these lines are consistent with the new Master Planning process that is being completed by Pape-Dawson Engineers.

BACKGROUND AND FINDINGS:

The applicant initially reviewed the master plan to determine the alignment of the planned required wastewater collection lines. The extension of these lines will connect the area to the existing wastewater collection system. All public improvements will be reviewed for approval to ensure that they meet the City of Corpus Christi standards and Infrastructure Design Manual.

The site area totals 281.6 acres with 156.3 acres that will be developed. Development will consist of single family, multi-family, educational, commercial, and retail entities. Estimated flow from 156.3 acres of developed land is 403,629 gallons per day. The flow as per the original master plan is directed to the Starry Road Lift Station.

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. If the land to be developed does not have access to "reasonably available" wastewater infrastructure or if constructing new wastewater lines in accordance with the City's master plan is determined to be cost prohibitive, the developer may request a waiver from the requirement to connect to City wastewater system and instead install a septic system or private sewer line (i.e., force main) and lift station.

Corpus Christi Water Engineering Analysis:

The original master plan did include wastewater lines in this area and these are primarily being followed with some location adjustments which is the reason for the amendment. Corpus Christi Water agrees that the new lines proposed would be appropriate with the existing master plan. Corpus Christi Water also agrees with the analysis as conducted by Pape-Dawson Engineers that shows that these proposed lines would be consistent with the new master plan.

RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Wastewater Collection System Master Plan for the Oso Wastewater Treatment Plant Service Area.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit - Proposed Amendment as prepared by Kimley Horn Engineers
- PowerPoint Presentation