



Public Hearing
Public Hearing/First Reading for the City Council Meeting of July 19, 2022
Second Reading for the City Council Meeting of July 26, 2022

DATE: June 27, 2022

TO: Peter Zaroni, City Manager

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Amendment to the Wastewater Collection System Master Plan (Allison Service Area) For MPM Homes and Bass & Welsh Engineering

CAPTION:

Ordinance amending the Wastewater Collection System Master Plan for the Allison Service Area, a public utility element of the Comprehensive Plan of the City of Corpus Christi, by modifying the alignment of an influent line to Clarkwood North Lift Station located at 2001 Clarkwood Road.

SUMMARY:

As requested by MPM Homes, the landowner, and Bass & Welsh Engineering, this ordinance amends the City's Wastewater Collection System Master Plan ("Wastewater Master Plan") by modifying the alignment of a 12" wastewater collection line. The realignment is required to avoid a known area of contamination. The revised alignment would connect to the existing 12" wastewater collection line on Clarkwood Road. Installing the line per the originally planned alignment would result in installation and maintenance risks associated with working in a contaminated area.

BACKGROUND AND FINDINGS:

The applicant initially reviewed the master plan to determine the alignment of the required wastewater collection line. However, there is a Restrictive Covenant on the property which was to contain the original Master Plan line and is identified as Tract 4 Hutchins Ditch, Nueces County, Texas 78409. The groundwater within this tract is known to contain chlorobenzene and carbon tetrachloride. In order to avoid the contaminated tract, Bass & Welsh and MPM Homes have requested a modification to the Master Plan showing the new alignment. The new line is to be installed approximately 1700 LF south of the original proposed alignment.

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 alignment was intended to discharge directly into the Clarkwood North Lift Station. The new alignment will require connection to the existing wastewater collection line on North Clarkwood Road and the installation of a new manhole. Corpus Christi Water reviewed the capacity of the Lift Station and corresponding gravity lines. Both the lift station and gravity line can handle the additional capacity.

See attached Map of Proposed Amendment.

ALTERNATIVES:

A waiver to the requirement to tie-into City wastewater service could be requested by the owner.

FISCAL IMPACT:

There is no financial/fiscal impact associated with this ordinance.

FUNDING DETAIL:

Fund	N/A
Organization/Activity	N/A
Mission Element	N/A
Project # (CIP Only)	N/A
Account	N/A

RECOMMENDATION:

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

SUPPORTING DOCUMENTS:

- Exhibit - Proposed Amendment
- Map of Allison Service Area
- Restrictive Covenant for the affected property
- PowerPoint Presentation
- Ordinance – Allison WWMP Amendment