



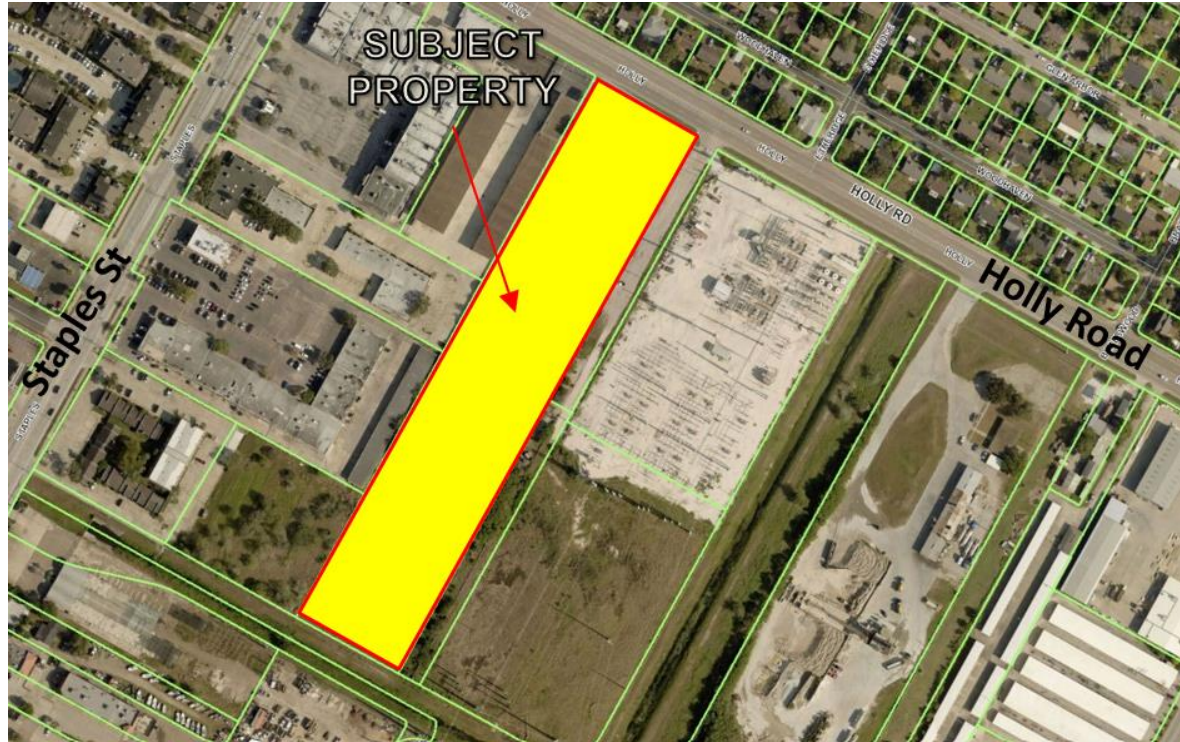
SMT Corpus

Request for Plat Waiver for Wastewater Infrastructure

Planning Commission Meeting
January 11, 2023



SMT Corpus



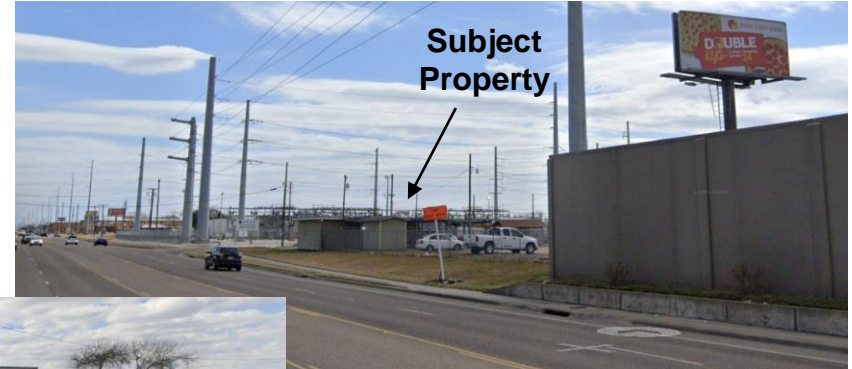


Existing Conditions

Looking West



Looking East



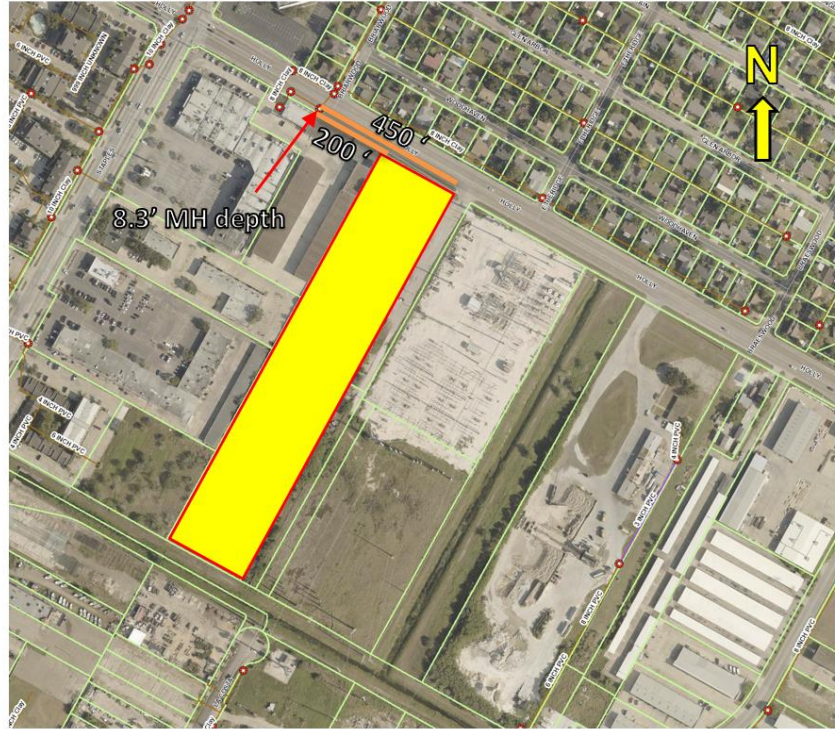
Front





Nearest Wastewater Connectivity

— Proposed Public Wastewater





Construction Cost Estimate



Exhibit A – Wastewater Connection Path and Budget

The proposed wastewater connection path would consist of 250 feet of subgrade construction, would originate from the northwest corner of the site and terminate at the wastewater manhole on the south side of Holly Road. The expected construction budget is \$100,000 due to significant excavation required and does not include ongoing maintenance requirements. Please see the map below for more details.





Plat Requirements

UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting

UDC 3.30.2.C: Required improvements include sanitary sewage disposal system



Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
 - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental 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. Application of the provision 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 the UDC
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Factors In Support of Waiver

1. Approval of the waiver is not detrimental 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 do 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 the UDC
 5. This project is a utility only and will have no facilities onsite, thus no need a septic system or wastewater connectivity going forward. All other surrounding properties are already connected to the City's wastewater system.
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Factors Against Waiver

1. Wastewater service is reasonably accessible for this area as the nearest wastewater connectivity is around 200 feet away, which would be a 450 foot installation to include the full frontage. Per UDC section 8.2.7.d.ii:

“Collection Lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended in accordance with Subsection 8.2.7.A of this Code.”

2. Similar case: AT&T utility site without onsite facilities built the required wastewater infrastructure per the UDC without going through the waiver process.
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Staff Recommendation

Staff recommends approval of the waiver for the construction of wastewater infrastructure for SMT Corpus.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.
