



Thurman's Marine Block 1, Lot 1

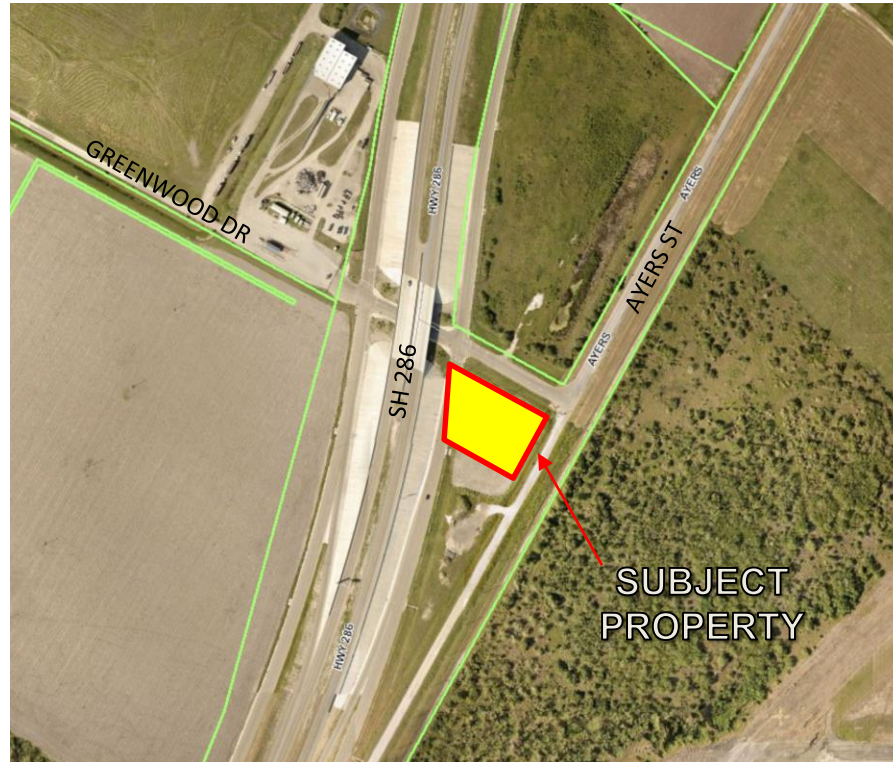
Request for Plat Waiver for Wastewater Infrastructure

Planning Commission Meeting
January 25, 2023





Thurman's Marine Block 1, Lot 1





Existing Conditions

Looking South



Front

Looking North





Nearest Wastewater Connectivity

— Proposed Public Wastewater





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. It is not feasible to extend the existing wastewater system; the nearest line exceeds a distance of 1,000 feet from the subdivision:
 1. The nearest wastewater manhole to the site is located on State Highway 286 (Crosstown Expressway), however, it is approximately 3,500-feet (0.66-miles) and has a flowline that is at elevation 25.5-feet. In order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -7.9-feet and require 12-inch wastewater line to be constructed to the site.
 2. The next nearest wastewater manhole to the site is located on Pollex Avenue, however, it is approximately 4,225-feet (0.80-miles) and has a flowline that is at elevation 25.6-feet. In Order for gravity wastewater infrastructure to be extended to the site from this manhole, the flowline would need to be approximately -10.0-feet and require 12-inch wastewater line to be constructed to the site.
 2. The location of this property is surrounded by NAS Cabisiss Field and no further development is anticipated at this time.
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Factors Against Waiver

- 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



Staff Recommendation

Staff recommends approval of the waiver for the construction of wastewater infrastructure for Thurman's Marine Block 1, Lot1.

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