



AGENDA MEMORANDUM

Planning Commission Meeting of November 04, 2015

DATE: October 26, 2015

TO: Planning Commission

FROM: Daniel M. Grimsbo, P.E., A.I.C.P., Director
Development Services Department
DanG@cctexas.com
361-826-3595

Exemption from the Wastewater Lot/Acreage Fees for Lewis & Cook Addition, Block 1, Lot 1 located at the intersection of Agnes Street (Business State Highway 44) and Bockholt Road in accordance with Section 8.5.2.G of the UDC.

BACKGROUND AND FINDINGS:

Mr. Craig Lewis, JCL Properties, has submitted a request for an exemption of wastewater lot/acreage fees per UDC Section 8.5.2.G.

The subject property under plat consideration, Lewis & Cook Addition, Block 1, Lot 1 (Subdivision) is located at the intersection of Agnes Street (Business State Highway 44) and Bockholt Road is within the Greenwood Wastewater Treatment Plant, Service Area 6 (Wastewater Collection System Master Plan) for the City of Corpus Christi, Texas. The waiver request complies with the UDC (Section 8.2.7.B.1.d.ii) as sanitary sewer service is not readily available to this property. The nearest service is approximately 2,500 feet away.

Proposed development on the property (2.555 acre parcel) is an office warehouse facility with minimal wastewater service requirements. The development will include a design and installation of an on-site sewage facility that complies with City, Nueces County Health Department and the State of Texas regulations and standards.

A request for wastewater exemption of the wastewater lot/acreage fees is considered and acted upon by City Council. A recommendation of exemption approval by the Planning Commission is necessary for City Council consideration. Favorable endorsement to City Council by the Planning Commission is requested by the applicant's representative.

The Planning Commission must determine that the subject property is not likely to be served with wastewater service within the next 15 years. Presently, surrounding properties are either undeveloped or serviced by similar on-site sewage facility infrastructure. If the Planning Commission does not approve the exemption request, the subject plat can be recorded with the wastewater payment of the required wastewater lot/acreage fees. Staff does not anticipate near term availability of service until major capital investment infrastructure (Allison Wastewater Master Plan) is complete.

If wastewater lot/acreage fees are paid by the developer, and after 10 years, but not more than 20 years of the plat recordation, and wastewater services remain unavailable to the property, a request for refund (which includes a 5.5 percent interest per annum) can be made under the same exemption provision of the UDC (8.5.2.G).

STAFF RECOMMENDATION:

Planning Commission approves the wastewater infrastructure design and construction waiver request with the provision of regulatory compliant on-site sewage facilities.

Planning Commission endorse and recommend approval to City Council of the wastewater lot/acreage fee exemption request.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Lewis & Cook Addition, Block 1, Lot 1 Plat (Final)

Exhibit B – Waiver Request Packet

JCL Properties, Letter Request, dated April 27, 2015

City of Corpus Christi Wastewater Master Plan Service Area Exhibit