



## AGENDA MEMORANDUM

Planning Commission Meeting of March 8, 2017

**DATE:** March 1, 2017

**TO:** Planning Commission

**FROM:** Julio Dimas, CFM, Interim Director  
Development Services Department  
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Request for a waiver of sanitary sewer infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC for Flour Bluff Gardens Unit 2, Block 2, Lots 2A & 2B located east of Waldron Road and south of Don Patricio Road.

### **BACKGROUND AND FINDINGS:**

Voss Engineering, on behalf of James and Amanda Beauregard, property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G.

The subject property under plat consideration, Flour Bluff Gardens Unit 2, Block 2, Lots 2A & 2B, is located east of Waldron Road and south of Don Patricio Road. The waiver request does not comply with the UDC Section 8.2.7.B.1.d.ii as the sanitary sewer service is reasonably accessible to this property. The nearest service is approximately 900 feet away from the intersection of Waldron Road and Don Patricio Road.

The lot was previously platted in 1971 with the adjacent corner property on Waldron Road. The proposed plat is a re-plat from one plated lot (Lot 2) into two lots (Lot 2A & Lot 2B with 0.5 acres and 1.563 acres respectively) for a future single family development on Lot 2B. Proposed Lot 2A has an existing home and is in compliance with the zoning district. The existing home on Lot 2A has an existing water service connection with the City of Corpus Christi and has an existing septic system registered with the City/County Health Department. The waiver request is for the proposed Lot 2B to waive the wastewater infrastructure construction and exempt the Wastewater Lot/Acreage Fees per UDC.

The nearest wastewater service manhole is approximately 900 linear feet (lf) away to the northwest corner of property (Lot 2B). Out of the 900 lf of wastewater main extension approximately 600 lf is offsite and 300 lf is onsite with the proposed re-plat. The manhole elevation is at 15.3 feet. The approximate construction cost for the wastewater improvements add up to \$ 112,500.00 of which approximately \$ 9,000.00 may be reimbursable to the owner/developer from the city's Sanitary Sewer Trunk System Trust Fund per UDC Section 8.5.2.E.2. The approximate remaining wastewater improvements cost of \$ 103,500.00 will be owner/developer responsibility.

Although the property to be re-platted is within the 1,000 foot benchmark of a reasonably accessible collection line of adequate capacity the wastewater improvements requirement creates a burden for a single-family home.

A request for exemption to 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 availability of service within the 15 year term, unless a major capital investment initiated.

**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 – Flour Bluff Gardens Unit 2, Block 2, Lots 2A & 2B Replat

Exhibit B – PowerPoint of Aerial Map showing property in relation to nearest WW manhole