



AGENDA MEMORANDUM
Planning Commission Meeting of April 5, 2017

DATE: March 28, 2017

TO: Planning Commission

FROM: Julio Dimas, CFM, Interim Director
Development Services Department
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Request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G of the UDC for Mokry Estates located east of CR 33 and north of FM 43. (Outside City Limits).

BACKGROUND AND FINDINGS:

Mr. Larry and Jonna Mokry, property owners, submitted a request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G. The potential Wastewater Lot/Acreage Fees are \$7,666.48, based on the rate of \$1,571.00 per acre. The subject property consists of 4.88 acres.

The subject property under plat consideration, Mokry Estates, Lots 1 and 2 east of CR 33 and north of FM 43. (Outside City Limits). The waiver request complies with the UDC Section 8.2.7.B.1.d.ii as the sanitary sewer service is not reasonably accessible to the subject property. The nearest service is over 1,000 feet away. The nearest service is just under 20,000 feet away from the subject property. The proposed subdivision is within the Greenwood Wastewater Treatment Service Area.

Out of the approximate 19,000 lf of wastewater main extension approximately 16,000 lf is offsite and 362 lf is onsite with the proposed plat. The manhole elevation is at 4.5 feet.

RECOMMENDATION:

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

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Mokry Estates Plat
Exhibit B – Property Owner letter, dated March 9, 2017
Exhibit C –Aerial Map showing property in relation to nearest WW manhole