



**AGENDA MEMORANDUM**  
Planning Commission Meeting of October 04, 2017

**DATE:** September 13, 2017

**TO:** William J. Green, P.E., Interim Director, Development Services

**FROM:** Ratna S. Pottumuthu, Engineer IV, Development Services  
ratnap@cctexas.com  
(361) 826-3585

Request for a waiver of 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 of the UDC for **Oso George Village Unit 2**.

**BACKGROUND AND FINDINGS:**

Texas Geo Tech, on behalf of Hossein Mostaghassi, 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. Section 8.5.2.G states that City Council, with Planning Commission's recommendation, may exempt a tract of land from the wastewater lot/acreage fees provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately \$ 74,748.18, based on the rate of \$1,571.00 per acre. The subject property consists of 47.58 acres.

The subject property, known as Oso George Village Unit 2 is located north of Yorktown Boulevard and West of Roscher Road (See Exhibit A). The owner is proposing to develop a 71-lot subdivision. Each lot will contain a minimum of ½ acre. There is no wastewater services within a reasonable distance. According to the adopted wastewater master plan, the subject property is to be served by a lift station that is to be built south of Yorktown Boulevard. The lift station will then pump the wastewater north along Flour Bluff Drive to the existing manhole north of Glenoak Drive (See Exhibit D). Attached is the cost estimate.

For the Planning Commission to recommend approval of the wastewater exemption of the wastewater lot/acreage fee to City Council, the Commission must find that the subject property is not likely to be served with wastewater services within the next 15 years. The surrounding properties have not had wastewater services for over 20 years. There are no plans or capital improvement projects to provide wastewater services to this area. It is Staff's recommendation to exempt this property from the required wastewater lot/acreage fees.

**RECOMMENDATION:**

Approve wastewater infrastructure waiver and wastewater lot/acreage fee exemption.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – Oso George Village Unit 2.Final Plat  
Exhibit B – Waiver exemption Letter request  
Exhibit C - Wastewater exemption request letter  
Exhibit D - Laguna Madre WWTP Service Area 3- Exhibit 6  
PowerPoint Presentation- WW Exemption Oso George Village Unit 2  
Oso George Master Plan Exhibit  
Cost Estimate