



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of November 7, 2017
Second Reading for the City Council Meeting of November 14, 2017

DATE: October 17, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
BillG@cctexas.com
(361) 826-3276

Exemption from the Wastewater Lot or Acreage Fees for Summer Breeze Estate
Phase 2 located west of Flour Bluff Drive and north of Yorktown Boulevard

CAPTION:

Ordinance exempting Summer Breeze Estate Phase 2, Block 1, Lots 1-10 located west of Flour Bluff Drive and north of Yorktown Boulevard from the payment of wastewater lot or acreage fees under Section 8.5.2.G.1 of the Unified Development Code; requiring the owner/developer to comply with the specified conditions.

PURPOSE:

Exempt the property owner of Summer Breeze Estate Phase 2, Block 1, Lots 1-10 from paying \$ 28,670.75 in wastewater lot or acreage fees subject to execution of a Sanitary Sewer Connection Agreement.

BACKGROUND AND FINDINGS:

LJA Engineering, Inc, on behalf of Bryan R. Tucker, property owner, submitted a request to exempt wastewater lot or acreage fees in the accordance with Section 8.5.2.G.1. Section 8.5.2.G.1 states that City Council, with Planning Commission's recommendation, may exempt a tract of land from the wastewater lot or acreage fees provided the area is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot or Acreage Fees are approximately \$ 28,670.75, based on the rate of \$1,571.00 per acre. The subject property consists of 18.25 acres.

The subject property, known as Summer Breeze Estate Phase 2, Block 1, Lots 1-10 located west of Flour Bluff Drive and north of Yorktown Boulevard. The owner is proposing to develop a 10-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.

The Planning Commission determined 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 City Council denies the exemption request, the subject plat can be recorded with the payment of the required wastewater lot or acreage fees.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

Not Applicable

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

On April 5, 2017, the Planning Commission recommended City Council approve the wastewater exemption subject to a Sanitary Sewer Connection Agreement.

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

COMMENTS:

None

RECOMMENDATION:

On April 5, 2017, the Planning Commission recommended that City Council approve the exemption of the wastewater lot and acreage fees subject to a Sanitary Sewer Connection Agreement. The agreement will require payment of the pro-rata fee in effect when public wastewater service becomes available. The agreement will also require payment of the wastewater lot and acreage fees in effect if public wastewater becomes available within 15 years of the plat being filed for record.

RECOMMENDATION:

Approve wastewater lot or acreage fee exemption.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Sanitary Sewer Connection Agreement
Presentation