



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of December 12, 2017
Second Reading for the City Council Meeting of December 19, 2017

DATE: November 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 Holly Industrial Subdivision, Lot 1-B located east of Ayers Street and north of Holly Road

CAPTION:

Ordinance exempting Holly Industrial Subdivision, Lot 1-B located north of Holly Road and east of Ayers Street 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 Holly Industrial Subdivision Lot 1-B from paying \$ 2,529.31 in wastewater lot or acreage fees subject to the execution of a Sanitary Sewer Connection Agreement.

BACKGROUND AND FINDINGS:

Tradewinds Consulting Group, on behalf of Arnold P. Leal, property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC). An exemption is being requested from the Wastewater lot or acreage fees in the accordance with Section 8.5.2.G.1 of the UDC. The subject property, 2520 Holly Road, under plat consideration, Holly Industrial Subdivision Lot 1-B is located east of Ayers Street and north of Holly Road. The subject property consists of 1.615 acres. The applicant is proposing to erect a billboard on the subject property.

The waiver request complies with the UDC Section 8.2.7.B.1.d.ii as wastewater service

\\prod-netapp-gm-as-fsas.tops.gdi\insite_data_prod\files\CORP\Attachments\cb7112f9-24c0-4080-a8f1-eca3eceeaf13.doc

is not reasonably accessible to this property. The nearest wastewater service manhole is approximately 1,700 linear feet (lf) to the southeast corner of property (Lot 1B). The manhole elevation is at 14.4 feet. The approximate construction cost for the wastewater improvements are \$ 213,831.00 of which approximately \$ 10,117.24 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 \$ 203,713.76, would be the responsibility of the owner/developer. Due to the property being located outside the 1,000 foot benchmark of a reasonably accessible collection line of adequate capacity, the wastewater improvement requirement creates a burden for the industrial lot.

The fee exemption request complies with the UDC Section 8.2.7.B.1.d.ii as the UDC 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 has been determined to not likely to be served with wastewater services within the next 15 years.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

Not Applicable

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

On September 20, 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 September 20, 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