



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 Harris Acres, Lot 1, Block 1 located west of Flour Bluff Drive and north of Glenoak Drive
--

CAPTION:

Ordinance exempting Harris Acres, block 1 lot 1, north of Glenoak Drive and west of Flour Bluff Drive, from the payment of the 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 Harris Acres, Lot 1, Block 1 from paying \$ 6,393.97 in wastewater acreage fees subject to the execution of a Sanitary Sewer Connection Agreement.

BACKGROUND AND FINDINGS:

Urban Engineering, on behalf of David E. Harris and Christine L. Harris, property owner, submitted a request for an exemption from the Wastewater Lot/Acreage Fees in the accordance with UDC Section 8.5.2.G. 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 is not likely to be served with wastewater services within the next 15 years. The potential Wastewater Lot/Acreage Fees are approximately \$ 6,393.97, based on the rate of \$1,571.00 per acre. The subject property consists of 4.07 acres.

The subject property, known as Harris Acres, Lot 1, Block 1 is located west of Flour

Bluff Drive and north of Glenoak Drive (See Exhibit 1). There are no wastewater services within a reasonable distance. According to the adopted wastewater master plan, the subject property is to be served by an existing lift station on Flour Bluff Drive. Attached is the wastewater layout and cost estimate.

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 on-site sewage facility infrastructure. The applicant has paid the referred fees and recorded the plat. If City Council approves the request with Planning Commission recommendation, the subject fees will be refunded to the property owner. Staff does not anticipate availability of service within the 15 year term, unless a major capital investment is initiated.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

Not Applicable

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

On October 19, 2016, 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 October 19, 2016 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