

January 12, 2018

Request for Waiver

We are requesting a waiver for the property located at 1744 Rand Morgan Road in regards to the Waste water at said property. The Planning and Zoning officials have requested that Two new manholes and a sewer line be installed due to the existing infrastructures depth not allowing for the proper fall needed for Waste water to be run from said property. We would like to be exempted from these improvements as they are financially unfeasible. The cost of installing said improvements are very expensive and would therefore impede any reasonable effort to improve this property. The owners intend to build a single family home on the property and financially cannot afford the cost of said improvements. This hardship intern brings us to our second reason in filing for a waiver which is the property to the South of us Bearden Davis Plat Volume 68, Page 448, Map Records, Nueces County, Texas, was platted the year prior to us submitting application to plat said property located at 1744 Rand Morgan Road. The Bearden Davis property would have also needed to have said improvements, yet was allowed to plat the property without making said improvements. Lastly in accordance with UDC Section 3.8.3.D. Waivers allowing for a private sewer system will not adversely affect the surrounding properties as they do not have any existing sewer infrastructure.

- 1.) Financially unfeasible (estimates for both a private sewer system and fir city improvements have been provided.
- 2.) The property to the South (Bearden Davis Plat) was recorded recently and although clearly would have needed to make improvements was allowed to be platted without said improvements.
- 3.) Allowing for a private sewer system will not affect the surrounding properties adversely being as there is no sewer infrastructure in place, and the private sewer system will abide by any and all codes and ordinances set forth by the City of Corpus Christi and Nueces County Health Departments.

Sincerely,

Tradewinds Consulting Group

William Buckingham

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Carlos Garcia (Owner)

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