



## AGENDA MEMORANDUM

Planning Commission Meeting of April 4, 2018

**DATE:** March 28, 2018

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

**FROM:** Greg Collins, Senior City Planner, Development Services  
gregc@cctexas.com  
(361) 826-3535

Request for a Waiver of wastewater infrastructure construction per Section 8.2.7.B 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 **C.R. Garcia Subdivision, Block 1, Lot 1.**

### **BACKGROUND AND FINDINGS:**

Tradewinds Consulting Group, on behalf of Carlos and Rhonda Garcia, property owners, submitted a request for a Waiver for wastewater infrastructure construction per Section 8.2.7.B 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 **\$2,476**, based on the rate of \$ 1,571.00 per acre. The subject property consists of 1.576 acres and contains 166 LF of frontage (Exhibit A). An on-site sewage facility in conformance with City-County Health Department will be proposed with the development on the property.

The subject property, known as C.R. Garcia Subdivision, Block 1, Lot 1 is located south of Leopard Street and east of Rand Morgan Road. The owner is proposing to develop a residential homestead on the property.

Currently, there is wastewater service within a reasonable distance south of the subject property, where there is an existing wastewater manhole located on Rand Morgan Road approximately 210 LF south of the subject property within the Allison Service Area Wastewater Collection System Master Plan. The wastewater from the referred manhole gravity flows south and ultimately to the Allison Service Area Wastewater Collection System Master Plan (adopted 2004).

The wastewater infrastructure construction, if required by Planning Commission, will require 348 LF of an 8" PVC waste water line beginning with a new manhole south of the subject property and ending at a new manhole north of the subject property. Attached is the preliminary wastewater main layout (Exhibit E) and cost estimate for wastewater infrastructure construction (Exhibit D).

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. There are no plans or capital improvement projects to provide wastewater services to this area.

**STAFF ANALYSIS:**

The Waiver of wastewater infrastructure is for properties not be reasonably accessible to a collection line of adequate capacity to service the development and within 1,000 feet of the subject property (UDC Section 8.2.7.B)

The Exemption to the Wastewater Lot/Acreage fee is for properties determined not likely to be served with wastewater services within the next 15 years (UDC Section 8.5.2.G).

The request does not meet the requirements for a waiver of wastewater infrastructure construction per Section 8.2.7.B and an exemption from the Wasterwater Lot/Acreage fees per Section 8.5.2.G of the UDC.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – C.R. Garcia, Block 1, Lot 1- Final Plat  
Exhibit B – Waiver and Wastewater exemption Letter request  
Exhibit C – WW Collection System Master Plan – Allison Service Area 5- Sheet 23  
Exhibit D – Septic and Wastewater construction cost estimates  
Exhibit E – Wastewater Collection main layout  
PowerPoint Presentation- WW Exemption C.R. Garcia, Block 1, Lot 1