



Wastewater Waiver from Construction & Exemption from Lot/Acreage Fee: Alternative Wastewater Connection Park Springs IHS (Final Plat)

Planning Commission Meeting
September 19, 2018

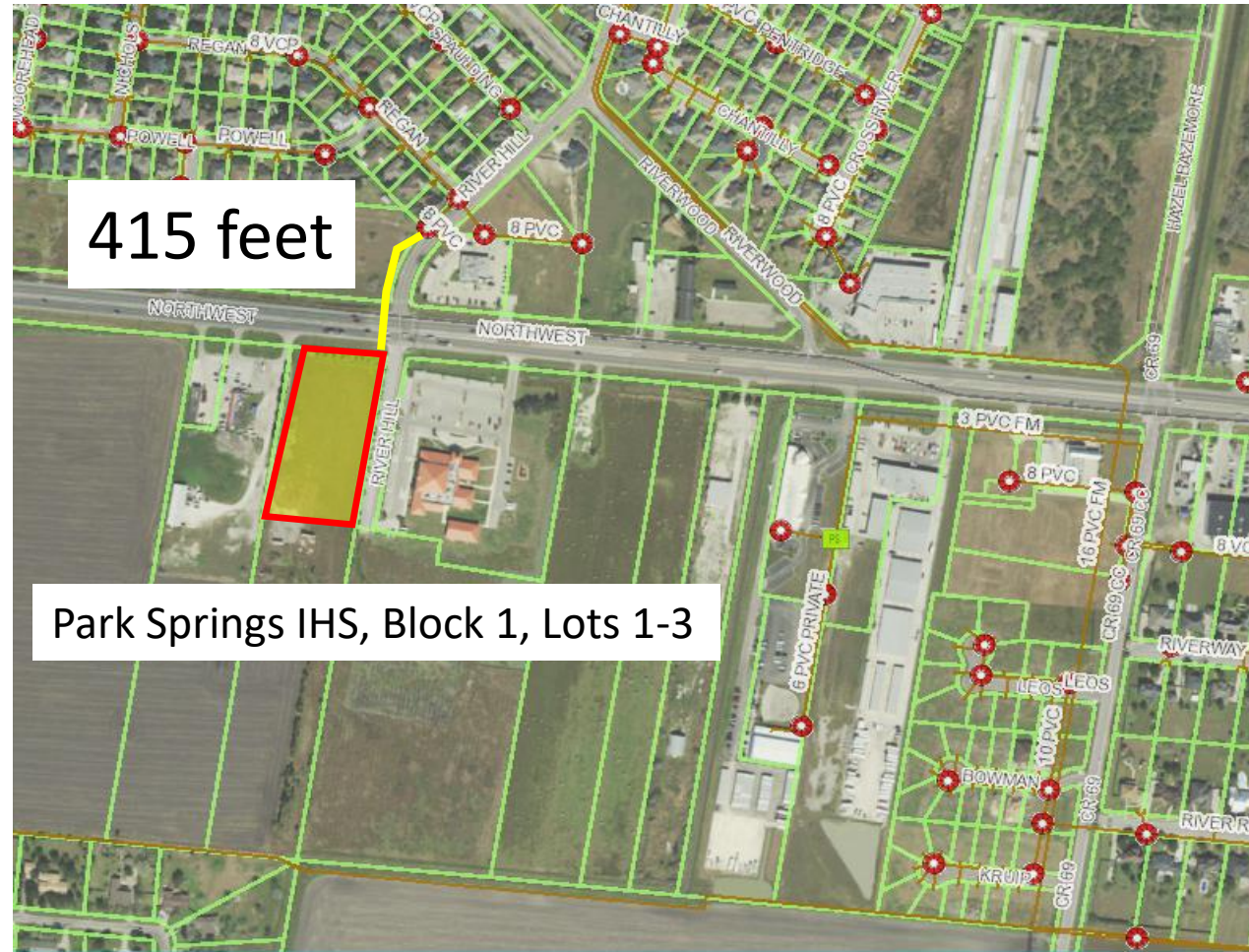


Location Map



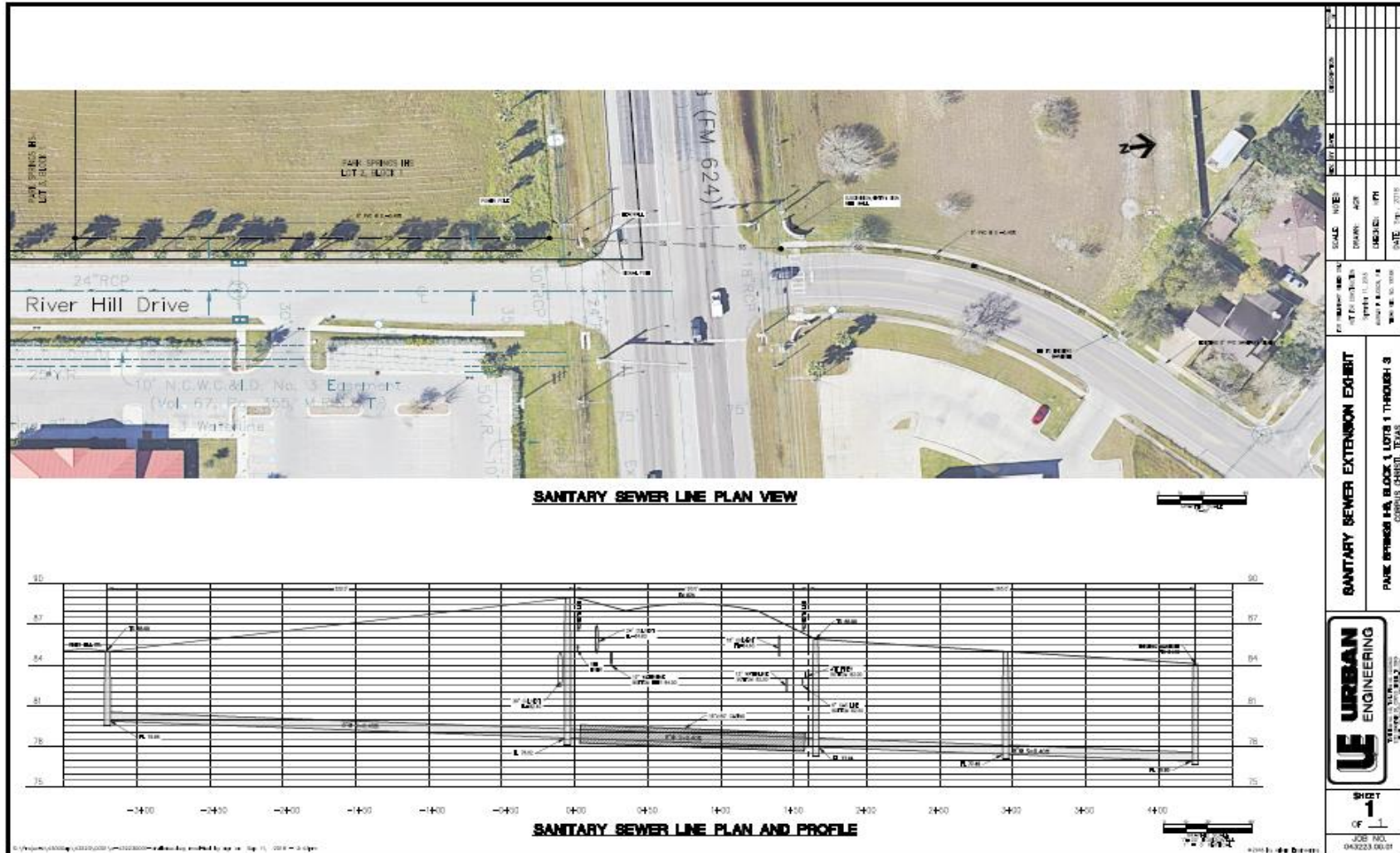


Aerial Showing Nearest Wastewater Connection





Sanitary Sewer Line Plan and Profile





Cost Estimate of Alternative

PRELIMINARY ESTIMATE
FOR
**PARK SPRINGS IHS,
BLOCK 1, LOTS 1 - 3**
Corpus Christi, Texas

UE Job No. 043223.00.01
Sept. 12, 2018

ITEM	DESCRIPTION	QUAN.	QUAN. + 5%	UNIT	UNIT PRICE	TOTAL COST
A. SANITARY SEWER IMPROVEMENTS:						
1	8" PVC SDR 26 (6'-10' Cut)	745	782	LF	\$85.00	\$66,470.00
2	Embedment	745	782	LF	\$7.50	\$5,865.00
3	OSHA Trench Protection	745	782	LF	\$1.00	\$782.00
4	4' Diameter Manhole (6'-8' Deep)	4	4	EA	\$7,500.00	\$30,000.00
5	Tie to Existing Manhole	1	1	EA	\$3,500.00	\$3,500.00
6	At-Grade Bore 16" Casing	160	168	LF	\$350.00	\$58,800.00
B. MISCELLANEOUS ITEMS:						SANITARY SEWER SUB-TOTAL: \$165,417.00
1	SWPPP	1	1	LS	\$3,250.00	\$3,250.00
2	General Conditions, Bonds and Insurance	1	1	LS	\$8,500.00	\$18,000.00
3	Remove and Replace Sidewalk	960	1,008	SF	\$6.00	\$6,048.00
						MISCELLANEOUS SUB-TOTAL: \$21,250.00
						TOTAL ESTIMATED IMPROVEMENTS COSTS: \$186,667.00
						Engineering, Testing and Surveying @ 18%: \$33,600.00
						Contingency @ 10%: \$18,667.00
						Grand Total: \$238,934.00
						Approximate off-site cost: \$175,000.00
						Amount of off-site that is eligible for reimbursement: \$24,319.08
						\$238,934.00
						\$24,319.08
						Total cost to property owner: \$214,614.92



Standards for Granting Plat ***Waiver*** from Wastewater ***Construction*** Requirement

UDC 8.2.7.B

“B. Requests for a ***waiver*** from these requirements shall be submitted to the Assistant City Manager of Development Services and administered in accordance with ***paragraph 3.8.3.D*** waivers.”

- 1. “When any subdivision is planned that is ***not reasonably accessible*** to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards ... it shall provide for the use of”:
 - a. Individual aerobic system on each lot (septic), or
 - b. Individual wastewater treatment plant, or
 - c. Interim service (lift station and force main). **UDC 8.2.7.B.1**
 - d. “Reasonably accessible” means:
 - + i. Master plan facilities are in the service area & can be extended
 - ii. Collection lines of sufficient capacity are **within 1,000 feet** of the subdivision (**UDC 8.2.7.1.B.1.d**)



Plat Waiver Standard

UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
 - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
 - **Planning Commission alone considers Plat Waivers, they do not go to City Council**
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Staff Findings

- The proposed plat is “reasonably accessible” to the manhole on the north side of FM 624, about 415 feet away from the nearest, northern lot line of the plat.
- However, the proposed alternative does not follow the City’s current adopted Wastewater Master Plan.
- The alternative proposal possibly could serve this plat and four additional properties to the west.
- Other adjacent properties are currently do not have wastewater service.



Staff Findings

- It would require amendment of the Allison Service Area Wastewater Master Plan, to include this subject plat, which is currently in the Greenwood Service Area Master Plan. In this area, FM 624 represents the boundary between the two service areas.
 - A road bore crossing underneath FM 624 would require application to TxDOT. It is uncertain at this time whether TxDOT would approve the application.
 - The road bore underneath FM 624 has logistical challenges as it would be occurring near culverts and other utility lines. Also, work on the north side of FM 624 would require a construction easement and excavation on private property at the northwest corner of FM 624 and River Hill Drive.
 - The applicant could be eligible for only partial reimbursement for the off-site portion of the work.
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Staff Recommendation

- Staff recommends approval of the request for waiver of the wastewater construction requirement, on the condition that the applicant enter into a Sanitary Sewer Connection Agreement.
- Staff recommends approval of the request for exemption from wastewater lot/acreage fee.