



AGENDA MEMORANDUM

First Reading for the City Council Meeting of November 27, 2018
Second Reading for the City Council Meeting of December 4, 2018

DATE: November 5, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Méndez, FAICP, Director,
Development Services Department
NinaM@cctexas.com
(361) 826-3276

<p>Ordinance – Exempting owner/developer from the payment of wastewater lot or acreage fee for property located south of Yorktown Boulevard and west of Waldron Road</p>

CAPTION:

Ordinance exempting Trail Blazer Addition, Block 1, Lot 5, located south of Yorktown Boulevard and west of Waldron Road, 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 owner/developer of Trail Blazer Addition, Block 1, Lot 5 from paying \$20,658.65 in wastewater lot or acreage fees.

BACKGROUND AND FINDINGS:

Voss Engineering, on behalf of Randall and Debora Arnold, property owners, submitted a request for an exemption from the wastewater lot or acreage fees in the accordance with Section 8.5.2.G. The potential wastewater lot or acreage fees are \$20,658.65 based on the rate of \$1,571.00 per acre. The subject property consists of 13.15 acres.

Trail Blazer Addition, Block 1, Lot 5 is a final plat for 13.15 acres. The property is zoned Farm Rural (FR). The land owner proposes to construct one (1) single family detached home. The final plat was approved by Planning Commission on August 8, 2018. The subject property is located south of Yorktown Boulevard and west of Waldron Road. Currently, this area does not have wastewater services reasonably available, because collection lines of adequate capacity to serve the proposed development are greater than 1,000 feet away. The subject property will provide on-site sewage facilities in conformance with the regulatory agency (City-County Health Department). Staff does not anticipate availability of service within the 15-year term.

ALTERNATIVE:

Require the owner to pay the applicable wastewater lot and acreage fees in the amount of \$20,658.65 prior to the recording of the plat. If wastewater services are not available within 15 years from the date of the filing of the plat, the property owners may request a refund.

OTHER CONSIDERATIONS:

None

CONFORMITY TO CITY POLICY:

N/A

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

On August 8, 2018, the Planning Commission recommended that City Council approve the wastewater exemption.

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2018-2019	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 August 8, 2018, the Planning Commission recommended that City Council approve the exemption of the wastewater lot and acreage fees.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Sanitary Sewer Connection Agreement
Presentation