



AGENDA MEMORANDUM
Planning Commission Meeting of August 09, 2017

DATE: August 03, 2017

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

FROM: Ratna S. Pottumuthu, Engineer IV, Development Services
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Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A 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 **The Coves at Lago Vista Unit 3C**.

BACKGROUND AND FINDINGS:

Urban Engineering, on behalf of VOJO Ventures, LLC, property owner, submitted a request for a waiver for wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wastewater Lot/Acreage Fees in the accordance with Section 8.5.2.G. The potential Wastewater Lot/Acreage Fees are approximately \$ 47,868.37, based on the rate of \$1,571.00 per acre. The subject property consists of 30.47 acres.

The Coves at Lago Vista Unit 3C, a final plat of 30.47 acres for 36 single family residential lots is located south of Oso Parkway and east of King Ranch Drive. The final plat will be presented to Planning Commission for action on August 09, 2017. The subject property is located south of the Oso Creek. Currently, this area does not have wastewater services available and a Master Plan was not adopted by City. 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.

RECOMMENDATION:

Planning Commission approves the wastewater infrastructure design and construction waiver request with the provision of regulatory compliant on-site sewage facilities.

Planning Commission endorse and recommend approval to City Council of the wastewater lot/acreage fee exemption request.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – The Coves at Lago Vista Unit 3C
- Exhibit B – Urban Engineering Exemption request, dated May 26, 2017
- Exhibit C – PowerPoint Presentation-WW Exemption The Coves at Lago Vista Unit 3C

- Details

File #: 17-0994 Version: 1

Type: Plat

Title: 17PL1059 THE COVES AT LAGO VISTA UNIT 3C (FINAL 30.47 ACRES) Located south of South Oso Parkway and east of King Ranch Drive. Request for a waiver of wastewater infrastructure construction per Section 8.2.7.A of the Unified Development Code (UDC) and an exemption from the Wasterwater Lot/Acreage fees in the accordance with Section 8.5.2.G of the UDC.

Mover:

Seconded:

Result:

Agenda note:

Minutes note:

Action:

Action text: Ms. Pottumuthu read item "3" into record as shown above. She presented an aerial overview of the subject location and also the plat. She stated that this area does not have wastewater services available and a Master Plan was not adopted by City. 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. Staff recommends approval of the waiver/exemption request. After Staff's presentation, Chairman Villarreal opened the public hearing. With no one coming forward, the public hearing was closed. A motion was made by Commissioner Dibble to approve Staff's recommendation for item "3". The motion was seconded by Commissioner Baugh and the motion passed.