



AGENDA MEMORANDUM

Planning Commission Meeting of April 3, 2019

DATE: March 28, 2019

TO: Nina Nixon-Méndez, Director of Development Services

FROM: Greg Collins, Senior City Planner, Development Services
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The Coves at Lago Vista Unit 3C, Final Plat
Request for an Exemption from the Wastewater Lot/Acreage Fee
in Accordance with Section 8.5.2.G of the UDC

BACKGROUND:

Urban Engineering, on behalf of VOJO VENTURES, LLC and Lago 3C, LLC, property owners and developers, submitted a request for an exemption from the Wastewater Lot/Acreage Fees in accordance with Section 8.5.2.G of the UDC.

The subject property, known as The Coves at Lago Vista Unit 3C (Final Plat), 29.22 acres +/-, is located south of FM 2444 (Staples Street) and west of Oso Creek. The land is zoned Residential Estate with a Special Permit "RE SP/07-06". The owner is proposing to develop a 35-lot (34 buildable lots and a private lake lot), single-family residential subdivision.

The plat was previously approved by Planning Commission on August 9, 2017, along with a waiver of the wastewater construction requirement and a recommendation to City Council of approval of an exemption from the wastewater lot/acreage fee.

The fee exemption was not presented to City Council for final determination, and so that question is being reconsidered on this agenda, along with the reconsidered plat itself.

STAFF ANALYSIS:

Section 8.5.2.G states that City Council, with the advice of Planning Commission, 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 fee for this plat is approximately \$45,905 based on the rate of \$1,571 per acre, multiplied by 29.22 acres. On-site sewage facilities (septic systems), in conformance with City-County Health Department will be proposed with the development on the property.

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.

Staff Findings on Exemption from Wastewater Lot/Acreage Fee. Staff finds there are no plans or capital improvement projects currently to provide wastewater services to this area within the next 15 years.

STAFF RECOMMENDATION:

Staff finds that the request meets the requirements for an exemption from the Wastewater Lot/Acreage fees per Section 8.5.2.G of the UDC. Staff recommends conditional approval of the exemption from the Wastewater Lot/Acreage fee, conditioned on the landowner entering into a Sanitary Sewer Connection Agreement.

These assessments and recommendations are made in coordination with the Utilities Department.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – The Coves at Lago Vista Unit 3C, Proposed Revised Final Plat
Exhibit B – The Coves at Lago Vista Unit 3C, Approved Final Plat
Exhibit C – Waiver and Wastewater Lot/Acreage Fee Exemption Letter Request
Exhibit D – Prior Staff Report Recommending Approval of Waiver and Fee Exemption, dated August 3, 2017
PowerPoint Presentation- WW Waiver & Exemption River Edge Village