



**AGENDA MEMORANDUM**  
Planning Commission Meeting of December 4, 2019

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**DATE:** November 25, 2019

**TO:** Al Raymond, Director, Development Services

**FROM:** Gabriel Hinojosa, P.E., Engineer V, Utilities Department  
Daniel McGinn, AICP, Director of Planning and Environmental Services

Wastewater Collection System Master Plan Amendment for Greenwood W.W.T.P Service Area  
for East London.

**PURPOSE:**

The purpose of the amendment is to create a new service boundary within the Greenwood Wastewater Collection System Master Plan identified as the London East Service Area Sub Basin. The London East Service Area Sub Basin is approximately 2,500 acres and generally bounded by FM 2444 to the south, State Highway 286 to the west, and Oso Creek to the north and east.

**BACKGROUND AND FINDINGS:**

John Tamez through LJA Engineering has requested this amendment to initiate the utility planning work that would be necessary to develop a proposed single-family subdivision in the London area. The subject property is 281.03 acres of land located south of FM 43, east of CR 43, north of CR 20A, and on the west side of the Oso Creek across from King's Lake Phase 1, which is located on Yorktown Boulevard. The developer expects to create 1,000 single-family lots on the subject property. The dwellings are expected to be priced as follows: 250 units at \$225,000, 250 units at \$275,000, 250 units at \$325,000, and 250 units at \$425,000, with an average sale price of \$312,500 per unit. Mr. Tamez also requested voluntary annexation of his property. The item was approved by the City Council on first reading at their November 19th meeting and is scheduled for second and final reading at their December 10th meeting.

The Wastewater Collection System Master Plan (Exhibit A) shows the Draft London East Sub Basin boundary (as described above), an approximate location of the London East Lift Station, a series of gravity mains sized 24 inches to 8 inches, and two force main lines sized at 18 and 6 inches. The proposed 18-inch force main would connect to the Greenwood WWTP while the 6-inch force main would provide service as a phase one approach connecting to the existing gravity wastewater lines located in the Yorktown Boulevard right-of-way. This proposed wastewater infrastructure is intended to serve forthcoming residential and commercial development within this portion of the London Planning Area.

Staff hosted an open house on November 14<sup>th</sup> with impacted property owners to provide information about the proposed request and to get feedback. Staff is currently evaluating the comments received and will have an updated exhibit for the December 4th Planning Commission meeting.

**RECOMMENDATION:**

Staff recommends approval of the London East Wastewater Service Sub-Basin.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A: Wastewater Collection System Master Plan for East London Sub Basin Service Area  
Technical Memo (Applicant's Request)  
PowerPoint Presentation