



AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting January 14, 2020
Second Reading Ordinance for the City Council Meeting January 21, 2020

DATE: December 18, 2019

TO: Peter Zaroni, City Manager

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

Wastewater Master Plan for the East London Area located South and West of Oso Creek,
North of FM 2444, and East of Highway 286.

CAPTION:

Ordinance adopting the East London Area Wastewater Master Plan, an element of the Comprehensive Plan, to provide wastewater service to land located between the Oso Creek and SH 286 and between FM 43 and FM 2444; amending related elements of the Comprehensive Plan; and providing for publication.

SUMMARY:

The proposed amendment to the wastewater master plan as requested by landowner John C. Tamez for the east London area, located south and west of Oso Creek, north of FM 2444, and east of Highway 286, will create a new lift station basin to enable single-family development with City wastewater service and will increase flows to the Greenwood Wastewater Treatment Plant. Staff and Planning Commission recommend approval.

BACKGROUND AND FINDINGS:

John C. Tamez through LJA Engineering Inc. has requested this amendment to initiate the utility planning work that would be necessary to develop a proposed 281- acre single-family residential development in the east London area. At full buildout, Mr. Tamez plans to create 1,000 single-family lots on the 281-acre tract along with other potential development. The subject property was recently annexed into the city on December 10th, 2019.

In conjunction with the applicant's request for wastewater service, the City proposes the creation of a wastewater master plan for the area that would be built in two phases as development increases. Phase 1 will include a lift station designed to serve up to 0.45 MGD (Million Gallons Day) or approximately 600 single family dwellings. Phase 1 identifies the ultimate location of the wastewater lift station that will serve the larger basin of 2,696 acres but

also provides an option that would allow developers to take advantage of limited capacity of the existing gravity system just across the Oso Creek within King's Lake Unit 1. The Phase 1 option requires a much smaller length of force main to be installed initially, opening up a portion of the subject property for development with less utility infrastructure investment.

The proposed plan identifies the 2,696-acre lift station service basin area that would ultimately be served by the Phase 1 lift station. Phase 2 infrastructure improvements will involve the construction of an approximately 4.5-mile force main from the lift station that would tie directly into the Greenwood Wastewater Treatment Plant to the north. Staff is currently working on the technical analysis of how this larger basin will be served with a series of collection lines, trunk mains, and possibly smaller lift stations that would feed into the larger lift station constructed within Phase 1. The technical components of Phase 2 will be presented to the public and brought back to Planning Commission in the early part of 2020 with City Council action occurring shortly thereafter.

ALTERNATIVES:

No other alternatives were considered.

FISCAL IMPACT:

There is no financial impact associated with this item.

RECOMMENDATION:

Staff and Planning Commission recommend approval of Phase 1 of the Master Plan.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Applicant's Request and Technical Memorandum
- PowerPoint