



## **AGENDA MEMORANDUM**

Public Hearing/First Reading for the City Council Meeting January 28, 2020  
Second Reading Ordinance for the City Council Meeting February 11, 2020

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**DATE:** January 3, 2020

**TO:** Peter Zaroni, City Manager

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

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| <p>Wastewater Master Plan amendment adding approximately 144 acres into the existing London Area Wastewater Master Plan Basin</p> |
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### **CAPTION:**

Ordinance amending the London Area Wastewater Master Plan, an element of the Comprehensive Plan, to provide wastewater service to approximately 144 acres of land located immediately west of the existing London Area Wastewater Master Plan Area; amending related elements of the Comprehensive Plan; and providing for publication.

### **SUMMARY:**

MPM Development LP through Bass and Welsh Engineering has requested this amendment to initiate the utility planning work that would be necessary to develop a proposed 446-acre mixed-use development in the London area. The current London Area Wastewater Master Plan does not include approximately 144-acres of this planned development. Amending the plan would allow the entire project to be served by wastewater. Staff and Planning Commission recommend approval.

### **BACKGROUND AND FINDINGS:**

The adopted wastewater master plan (Ordinance 031426) was approved by City Council on May 8<sup>th</sup>, 2018 and covers approximately 300 acres of the proposed project boundary. On December 10<sup>th</sup>, 2019 City Council approved the annexation of the King's Landing Development Area. The King's Landing Development Area represents the 446-acre mixed-use development referenced above.

The applicant is seeking this amendment to increase the boundary to the west so an additional 144 acres can be added to the basin covering the entire project. At full buildout, MPM Development plans to create 1,446 single-family lots on 363.1 acres of the subject property. The remaining 83.3 acres are proposed for commercial uses (73.3 acres) and a church (10 acres).

This amendment to the London Area Wastewater Master Plan was brought before the Planning Commission on December 18th of 2019. Staff recommended approval based on the below analysis.

An 18-inch gravity line will handle a maximum flow of 1,750 gallons per minute (GPM) at 0.12% slope and this is what is currently under construction. Based on what staff has been provided by the applicant, the development of the West sub-basin, including the additional 144 acres requested in this amendment, will generate a peak flow of 1,630 GPM. This peak flow is well within the capacity of the 18" line currently being constructed. This amendment will increase the service boundary of the lift station from 1,420 acres to 1,560 acres.

Minor amendments are proposed as follows:

- Adjust the boundaries of the lift station service area to include an additional 144 acres
- Create a new sub-basin to the north with an additional gravity line to connect to the lift station

**ALTERNATIVES:**

No other alternatives were considered.

**FISCAL IMPACT:**

There is no financial impact associated with this item.

**RECOMMENDATION:**

Staff and Planning Commission recommend approval.

**LIST OF SUPPORTING DOCUMENTS:**

- Ordinance with Proposed Master Plan Exhibit
- Applicant's Request and Technical Memorandum
- PowerPoint