



AGENDA MEMORANDUM

Action Item for the City Council on 5/12/2020

DATE: April 2, 2020
TO: Peter Zaroni, City Manager
FROM: Al Raymond, Director Development Services
alraymond@cctexas.com
361-826-3575

Outside city limits water contract for 2447 County Road 51

CAPTION:

Resolution authorizing outside city limits water contract with Matias Serrata Jr. to provide public water to his property located outside the city limits described as Lot 1, Block 1, Serrata Family Tract, also commonly known by its street address as 2447 County Road 51, under Corpus Christi Code Section 55-113. (OCL)

SUMMARY:

Matias Serrata, Jr., the owner of the new home located at 2447 County Road 51, has submitted a request to enter into OCL water contract in accordance with section 55-110 of the City Code of Ordinances. This request is for a single-family home property located within the ETJ on CR-51.

BACKGROUND AND FINDINGS:

Mr. Serrata had a home built outside city limits, at 2447 County Road 51 and is requesting city water service via an OCL water contract. When the home was being built an OCL water contract was not requested because there was a water well on the property that was going to be used to provide water service to the home. After the home construction was completed a well test was conducted and it was determined that the well would not provide potable water. Mr. Serrata has a temporary water source via a re-fillable water tank on the property which is currently being used as the primary water source for the residence. Mr. Serrata is requesting an OCL water contract with the City in order to provide a stable and sustainable water source for his home and family. Mr. Serrata has platted his property as required under section 55-110 of the City Code of Ordinances and has paid the required developer water acreage fees and will pay the required tap fees prior to obtaining a water meter and connecting to city water service.

There is an existing 3-inch water line that fronts the applicant's property and runs north along CR-51 and ties into an 8-inch water line that upsizes to a 16-inch water line that runs east along FM-43 and serves the properties lining that road.

In order to obtain public water, Mr. Serrata must comply with section 55-113 of the City Code of Ordinance and meet the following requirements:

- a. Enter into a written service contract with the city;
- b. Submit building plans which comply with all city codes and obtain all city permits as if the property were within the city limits for all future improvements on the residence; and
- c. Allow inspection of all such building construction.

A city water meter will not be issued until an OCL water contract has been approved by City Council and recorded in the Nueces County records. Pursuant to the requirements of the water service contract, future improvements may only occur if they comply with City regulations, including building permit and inspection requirements.

ALTERNATIVES:

Deny the request because the property is outside city limits and was constructed without building permits and the required inspections as outlined in Section 55-111 of the City Code of Ordinances. This action would require the applicant install a treatment system to make the water well on the property potable. The cost to install a water purification system would result in an extraordinary financial burden causing the applicant to request an OCL water contract.

FINANCIAL IMPACT:

If approved, the City will collect fees associated with platting, residential water service, and building permitting and inspections associated with future additions to the home or other structures built on the property.

Funding Detail:

Fund: N/A
Organization/Activity:
Mission Element:
Project # **(CIP Only)**:
Account:

RECOMMENDATION:

Staff recommends City Council authorizing of OCL water contract with Mr. Serrata for his property located at 2447 CR-51 within the Corpus Christi ETJ.

LIST OF SUPPORTING DOCUMENTS:

Resolution
OCL Water Contract (with Exhibits)
Presentation