AGENDA MEMORANDUM

Planning Commission Meeting of September 15, 2021

DATE: September 7, 2021

TO: Al Raymond, AIA, Director of Development Services

FROM: Mark Orozco, Engineering Associate, Development Services
MarkOr@cctexas.com
(361) 826-3921

Country Acres Subdivision, Lots 4A & 4B (Replat)
Request for a Waiver of the Wastewater Infrastructure Construction Requirement in Sections 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code (UDC) and exemption from lot/acreage fees

BACKGROUND:

York Engineering on behalf of Enrique Mendez, property owner, submitted a request for a waiver (Exhibit B) of the plat requirement to construct wastewater infrastructure under Section 8.1.4.C, 8.1.5, and 8.2.7.A of the Unified Development Code (UDC).

The subject property shown as Exhibit A, known as the proposed Country Acres Subdivision, Lots 4A & 4B, Replat (2.34 acres +/-), is located outside the city limits, on the east side of FM 1889 and north along County Road 48. The site is not within in an AICUZ zone and is currently vacant. The property to be subdivided was previously platted and recorded on February 24, 1967 under the Interlocal Agreement platting regulations between City of Corpus Christi and Nueces County. The owner proposes to develop a single-family home on each 1.12-acre lot with private septic systems. These lots meet the current (TCEQ) Texas Commission of Environmental Quality minimum lot size requirement of ½ half acre. The property is currently within the City of Corpus Christi Wastewater Master Plan and calls for a 15" Collection line fronting the property on CR 48.

STAFF ANALYSIS:

1. Waiver of Construction Requirement for Wastewater Public Improvements

The Construction Requirement: Section 8.1.4.C of the UDC requires that a developer provide a wastewater system when platting, and Section 8.1.5 requires continuity of improvements among adjacent properties. Section 8.2.7.A of the UDC requires that "every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity *as determined by adopted City wastewater standards and master plans*."

Waiver: When any subdivision is planned that is *not reasonably accessible* to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards such subdivision is eligible for a waiver from this requirement to construct or extend access to such a wastewater system. In such case, the subdivision shall have either (a) an individual aerobic (septic) system, (b) an individual wastewater treatment plant serving the subdivision, or (c) interim service by

construction of lift station(s) and force main(s). (UDC Section 8.2.7.B.1.a- c.)

"Reasonably accessible" means (i) master plan facilities (including trunk mains and lift stations) currently exist in the *designated service area*, and such facilities can be extended to serve the subdivision; and (ii) collection lines of adequate capacity to service the proposed development are *within 1,000 feet* of the subdivision and can be extended. (UDC Section 8.2.7.B.1.d.(i)-(ii)).

The proposed Country Acres subdivision is not "Reasonably accessible" to a public wastewater facility. The plat is in the Allison service area of the Wastewater Collection System Master Plan. The nearest wastewater accessibility is a recently constructed Lift Station on County Road 52, approximately 15,000, linear feet equivalent to 2.84 miles from the property on County Road 48. The proposed development consists of two in-fill lots within an existing subdivision where the developed lots have on-site septic systems.

Route to Wastewater Treatment Plant.
York Engineering provided information on how the property could be served by sanitary sewer. The property could connect to the nearest accessibility point by installing a 15" PVC line along the frontage of Lots 4A & 4B with a manhole on the east frontage. The 15" line would connect west to a manhole at a depth proposed by the Wastewater Master Plan (Exhibit D) at the intersection of CR 48 and FM 1889. The Master plan shows the manhole at this intersection connecting into a proposed Lift Station. A force main connects north along FM 1889 to a manhole at the intersection with County Road 52 Flow would continue east along CR 52 to a series of collection lines and manholes. The connection ends at the accessibility point, which is the Lift Station listed at 2.84 miles from the property on CR 52.

The route to this Lift Station is shown on Exhibit E. This lift station is part of a system that eventually connects to the Allison Wastewater Treatment Plant on Leopard Street.

Staff requested cost estimates (Exhibit C) of the construction of the infrastructure along the frontage of the property. Instead of wastewater extensions as being representative of initial costs for connection to an existing system; the applicant proposes individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.a.

1.1 Factors for Granting a Plat Waiver (UDC Section 3.8.3.D)

Section 3.8.3.D of the UDC lists the factors to be considered in whether to grant a waiver from a platting requirement. The factors are:

1. The granting of the waiver shall not be detrimental to the public health, safety, or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;

2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;

3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or

4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

1.2 Staff Findings on Waiver from Construction:

Staff finds that the Country Acres Subdivision, Lots 4A & 4B proposed plat is not reasonably accessible to a public wastewater facility.

2. Exemption from Wastewater Lot/Acreage Fees

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 Fees are approximately $3,676.14, based on the rate of $ 1,571 per acre, multiplied by 2.34 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 that with recent annexations and current and anticipated development this area, the subject property could be served by wastewater services to this subdivision within the next 15 years.

STAFF RECOMMENDATION:

Staff recommends approval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A, and disapproval of an exemption from the Wastewater Lot/Acreage fees per Section 8.5.2.G of the UDC.

LIST OF SUPPORTING DOCUMENTS:

Exhibit A –Country Acres Subdivision, Lots 4A & 4B (Replat)
Exhibit B – Waiver Letter Request
Exhibit C- Estimate on Wastewater Public Improvements meeting Master Plan
Exhibit D- Allison WW Master Plan (proposed construction)
Exhibit E- Allison WW Master Plan (connection point)

Exhibit A

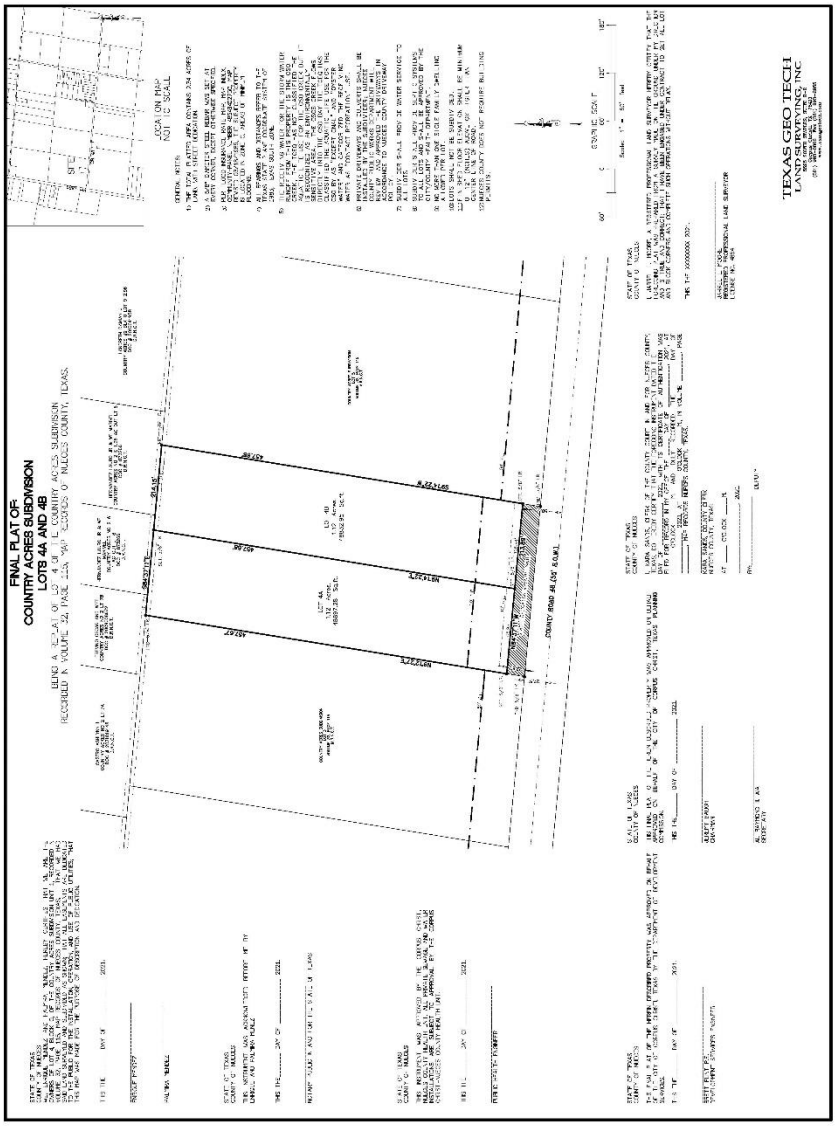
FINAL PLAT OF
COUNTRY ACRES SUBDIVISION
LOTS 4A AND 4B
TEXAS GEO TECH
LAND SURVEYING, INC

Exhibit B

P&H CUSTOM HOMES

Mark Orozco, Engineering Associate
Land Development | Development Services
2406 Leopard Street, Corpus Christi, TX 78408
Main Line: (361) 826-3240
Direct: (361) 826-3921
Email: MarkOr@cctexas.com
Website: https://www.cctexas.com/departments/development-services

August 25, 2021

Mr. Orozco

In response to the letter date August 3, 2021. We are requesting a Wastewater Waiver for property on County Acres Subdivision, Block 0, Lots 4A and 4B.

The reason for this request is from construction to the City of Corpus Christi Utilities wastewater sewage. We are also requesting a fee exemption to the wastewater acreage fee

Our plan is to install a septic system on each property at a cost of $7,000 each total of $14,000 for both septic systems.

Please let me know if you need further information.

Enrique Mendez

P&H Custom Homes
361-438-2283

Exhibit C

Client:
Enrique Mendez

Opinion of
Probable Construction Cost

York Engineering, Inc.
Date: 09-02-2021

for:

Country Acres Subdivision, Lots 4A & 4B, Block O

(2.34 Acres, 2 Single Family Lots)

Item	Description	Quantity+5%	Unit	Unit Price	Total Amount
A	**SANITARY SEWER IMPROVEMENTS**				
1	15" PVC SDR 26 (22'-24' Deep)	500	LF	$ 215.00	$ 107,500.00
2	OSHA Trench Protection	500	LF	$ 25.00	$ 12,500.00
3	Embedment	500	LF	$ 20.00	$ 10,000.00
4	De-Watering	500	LF	$ 40.00	$ 20,000.00
5	5' Diameter Manhole (22-24' Deep)	2	EA	$ 32,000.00	$ 64,000.00
6	Long Double Lot Service (4")	1	EA	$ 1,200.00	$ 1,200.00
		Sanitary Sewer Improvements Sub-Total:			$ 215,200.00
B	**MISCELLANEOUS IMPROVEMENTS**				
1	SWPPP Measures	1	EA	$ 12,000.00	$ 12,000.00
2	General Conditions	1	LS	$ 15,000.00	$ 15,000.00
		Miscellaneous Improvements Sub-Total:			$ 27,000.00
				Grand Subtotal:	$ 242,200.00
		Engineering, Surveying, Staking, & Testing @ 12%:			$29,064.00
				Total Estimated Improvements:	**$ 271,264.00**

Notes:

1) Unit prices based on engineer's past experience from similar projects in Corpus Christi, Texas
2) Estimate does not include development fees (platting, permitting, etc.)

STATE OF TEXAS
MICHAEL C. YORK
124938
LICENSED
PROFESSIONAL ENGINEER

02 SEPTEMBER 2021

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Exhibit D

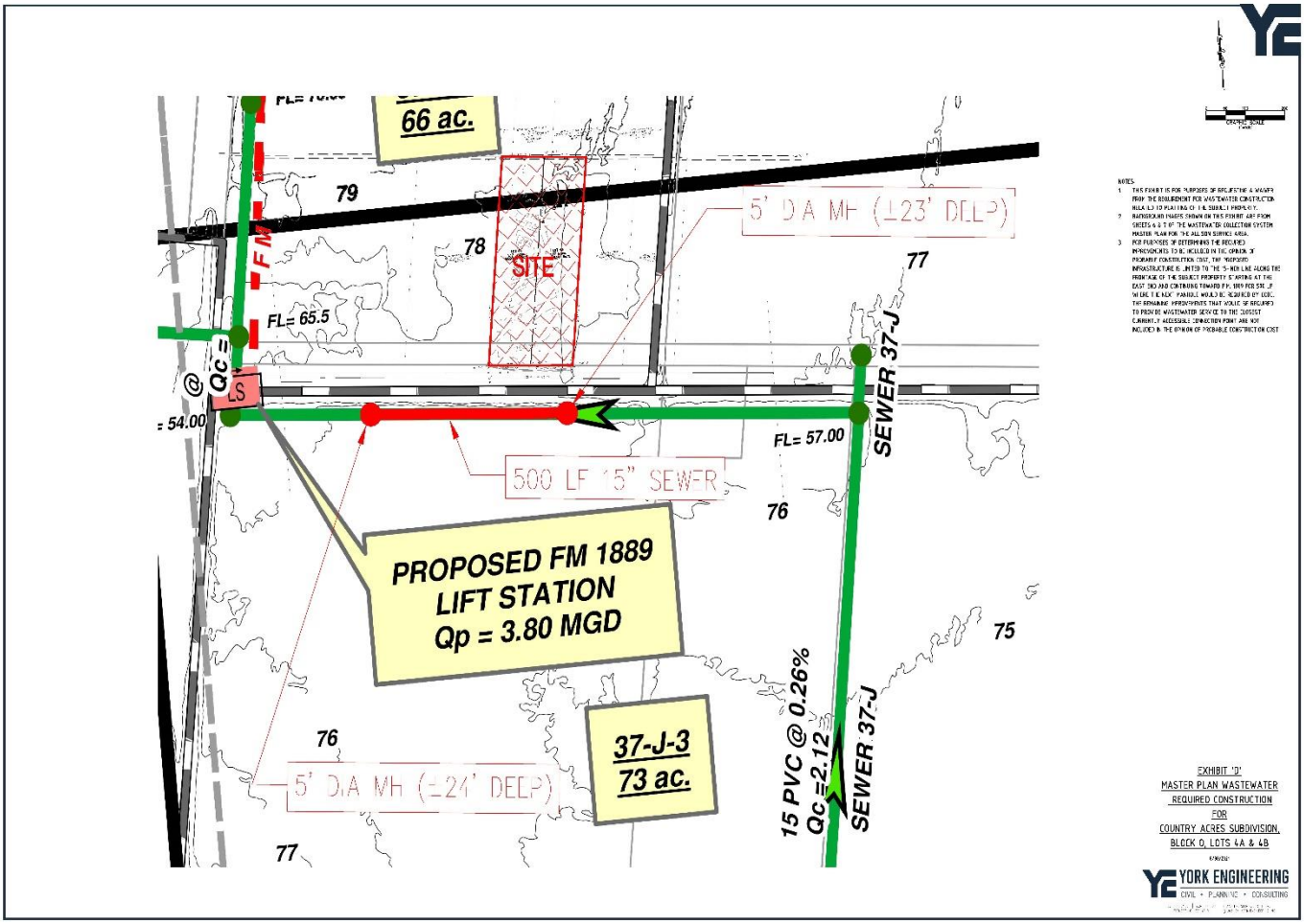
66 ac.
79
78
77
76
75
SITE
5' DIA MH (±23' DEEP)
FL= 65.5
@ Qc =
LS
= 54.00
FL= 57.00
SEWER 37-J
500 LF 15" SEWER
PROPOSED FM 1889
LIFT STATION
Qp = 3.80 MGD
37-J-3
73 ac.
15 PVC @ 0.26%
Qc=2.12
SEWER 37-J
5' DIA MH (±24' DEEP)
EXHIBIT 'D'
MASTER PLAN WASTEWATER
REQUIRED CONSTRUCTION
FOR
COUNTRY ACRES SUBDIVISION,
BLOCK 0, LOTS 4A & 4B
YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

Exhibit E

CO RD 69
CO RD 52
CO RD 48
US HWY 77
PROPOSED CO RD 52 LIFT STATION
PROPOSED FM 1980 FORCE MAIN
PROPOSED FM 1980 LIFT STATION
EXHIBIT 'E'
MASTER PLAN WASTEWATER
ROUTE TO CONNECTION POINT
FOR
COUNTRY ACRES SUBDIVISION,
BLOCK 0, LOTS 4A & 4B
YORK ENGINEERING
CIVIL • PLANNING • CONSULTING