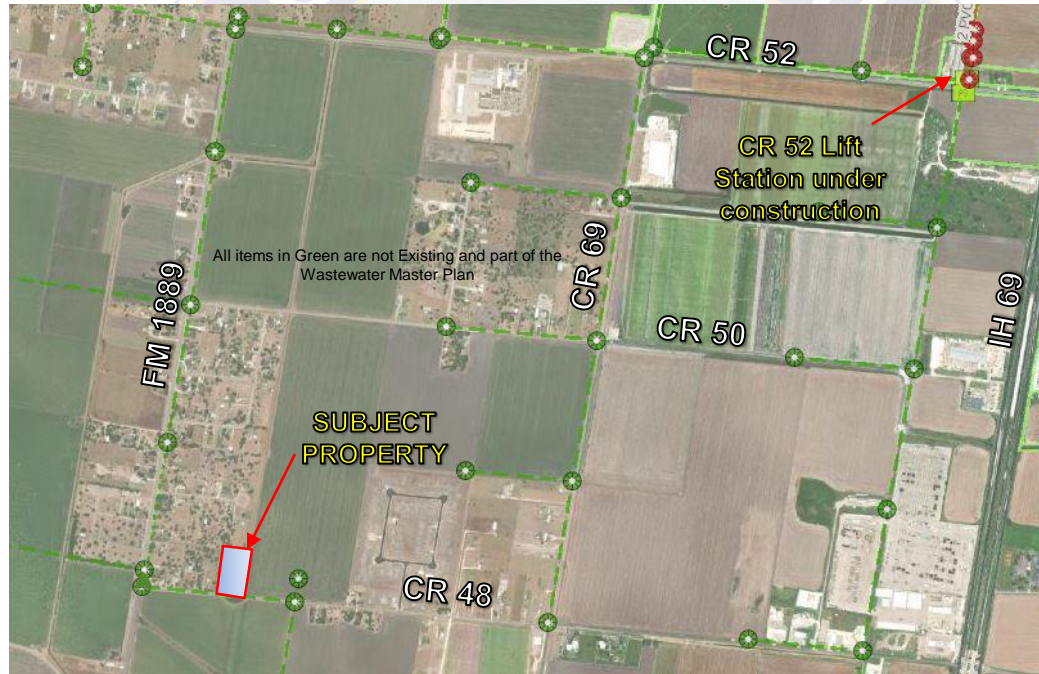


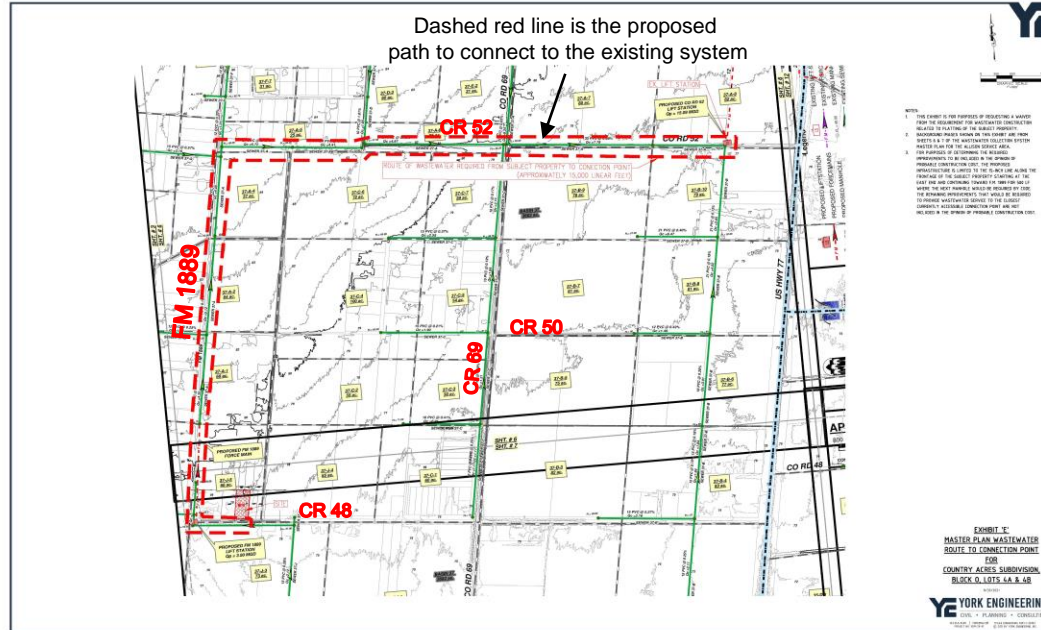
Wastewater Waiver from Construction

Country Acres Subdivision, Lots 4A & 4B

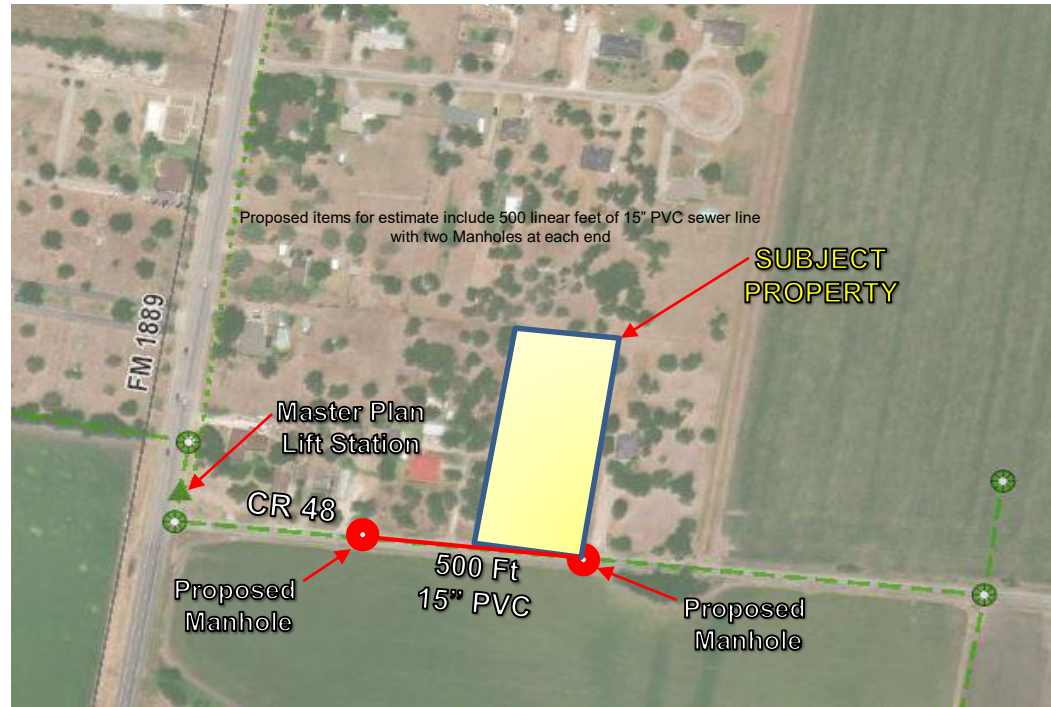


Planning
Commission
September 15, 2021

Master Plan Improvements Overview



Aerial Overview



Wastewater Construction Estimate

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.)					



Platting Requirement to *Construct* Wastewater Lines / Facilities

- UDC 3.30.1.A: “Neither a final approval nor a certificate of occupancy for building development shall be issued **until the developer has installed the improvements** required by this Unified Development Code or has guaranteed that such improvements will be installed.”
 - UDC 8.1.4: During platting, the “developer shall provide”:
“C. **Wastewater system**, including but not limited to wastewater lines, force mains, manholes and lift stations.”
 - UDC 8.2.7: “**A.** Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined adopted City wastewater standards and master plans.”
-

Wastewater Waiver Standard

UDC 8.2.7.B.1

- Subdivision that is not “reasonably accessible” to a public wastewater facility of sufficient capacity”
- “Reasonably accessible” means
 - Master plan facilities are in the service area & can be extended
 - Collection lines of sufficient capacity are within 1,000 feet of the subdivision
- Options
 - a. Individual aerobic system on each lot (septic), or
 - b. Individual wastewater treatment plant, or
 - c. Interim service (lift station and force main).

Plat Waiver UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
 - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
-

Staff Recommendation

Approval of the request for waiver of Wastewater construction and disapproval of an exemption from the Wastewater Lot/Acreage fees.