



AGENDA MEMORANDUM

Planning Commission Meeting of September 29, 2021

DATE: September 17, 2021

TO: Al Raymond, AIA, Director of Development Services

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

Drillen Subdivision (Final)

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 Butch and Margaret Drillen, property owners, 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 Drillen Subdivision Final plat (9.59 acres +/-), is located outside the city limits. The property is located west of CR 73 and north along FM 624. The site is not within in an AICUZ zone and is currently homesteaded by the owners. The property has not been previously platted, but has current water utilities from River Acres Water Supply Corporation and a permit for a private Sanitary Sewer system for a mobile home. The owner proposes to subdivide the property for a smaller second lot encompassing 2.12 acres for a future residential development. The smaller lot will meet the current (TCEQ) Texas Commission of Environmental Quality minimum lot size requirement of one-half acre for a private sanitary sewer permit. The property is currently within the City of Corpus Christi Wastewater Master Plan and calls for a 10" Collection line fronting the property on FM 624.

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 Drillen 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 existing wastewater accessibility point is a Lift Station near River Trail Drive, approximately 18,911 linear feet (3.58 miles) from the Drillen property on FM 624.

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 4-ft diameter manhole west of the property’s frontage as per Master Plan. This 500 linear feet of 10-inch PVC pipe would connect this manhole a second manhole to the east as shown on Exhibit D. The proposed gravity flow route continues east to a manhole with a flow elevation at 77 ft as shown on the exhibit’s plan. The system would then flow north and continue until it reaches the connectivity point, which is the proposed Riverview Lift Station some 3.58 miles northeast of the property.

The route to this Lift Station is shown on Exhibit E. The Riverview Lift Station has a 10” PVC force main that connects to an existing Lift Station (Woodriver) approximately 8,211 linear feet away. 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 for the proposed construction of two manholes and 500 linear feet of 10” PVC along the frontage of the property on FM 624 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 Drillen Subdivision 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 \$15,065.89, based on the rate of \$ 1,571 per acre, multiplied by 9.59 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 current development along Northwest Boulevard (FM 624) and with anticipated development in this area, the subject property could be served by wastewater services 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 – Drillen Subdivision (Final plat)
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 B



September 14, 2021

Mark Orozco, Engineering Associate
Land Development and Development Services
City of Corpus Christi
2406 Leopard St, Suite 100
Corpus Christi, Texas 78408

Subject: Drillen Subdivision Wastewater Waiver

Mr. Orozco:

On behalf of Ms. Margaret Drillen, we are requesting a Wastewater Waiver for the proposed Drillen subdivision located at 16234 FM RD 624 Robstown, TX 78380.

The reason for this request is the lack of access to existing public wastewater facilities. We are also requesting a fee exemption to the wastewater acreage fee as it is our understanding there are no plans in the immediate future to provide public wastewater services to the subject property.

Please contact me with any questions or concerns you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael C. York', is written over a faint, light blue circular stamp.

Michael C. York, P.E.
President
York Engineering, Inc.

Exhibit C

Client:
Margret Drillen

Opinion of Probable Construction Cost

York Engineering, Inc.
Date: 09-17-2021

for:					
DRILLEN SUBDIVISION					
(9.24 Acres, 2 Single Family Lots)					
Item	Description	Quantity	Unit	Unit Price	Total Amount
A	SANITARY SEWER IMPROVEMENTS				
1	10" PVC SDR 26 (10'-12' Deep)	500	LF	\$ 115.00	\$ 57,500.00
2	OSHA Trench Protection	500	LF	\$ 10.00	\$ 5,000.00
3	Embedment	500	LF	\$ 8.00	\$ 4,000.00
4	De-Watering	500	LF	\$ 35.00	\$ 17,500.00
5	4' Diameter Manhole (10'-12' Deep)	2	EA	\$ 13,500.00	\$ 27,000.00
6	Long Double Lot Service (4")	1	EA	\$ 1,200.00	\$ 1,200.00
Sanitary Sewer Improvements Sub-Total:					\$ 112,200.00
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:					\$ 139,200.00
Engineering, Surveying, Staking, & Testing @ 12%:					\$16,704.00
Total Estimated Improvements:					\$ 155,904.00
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.)				



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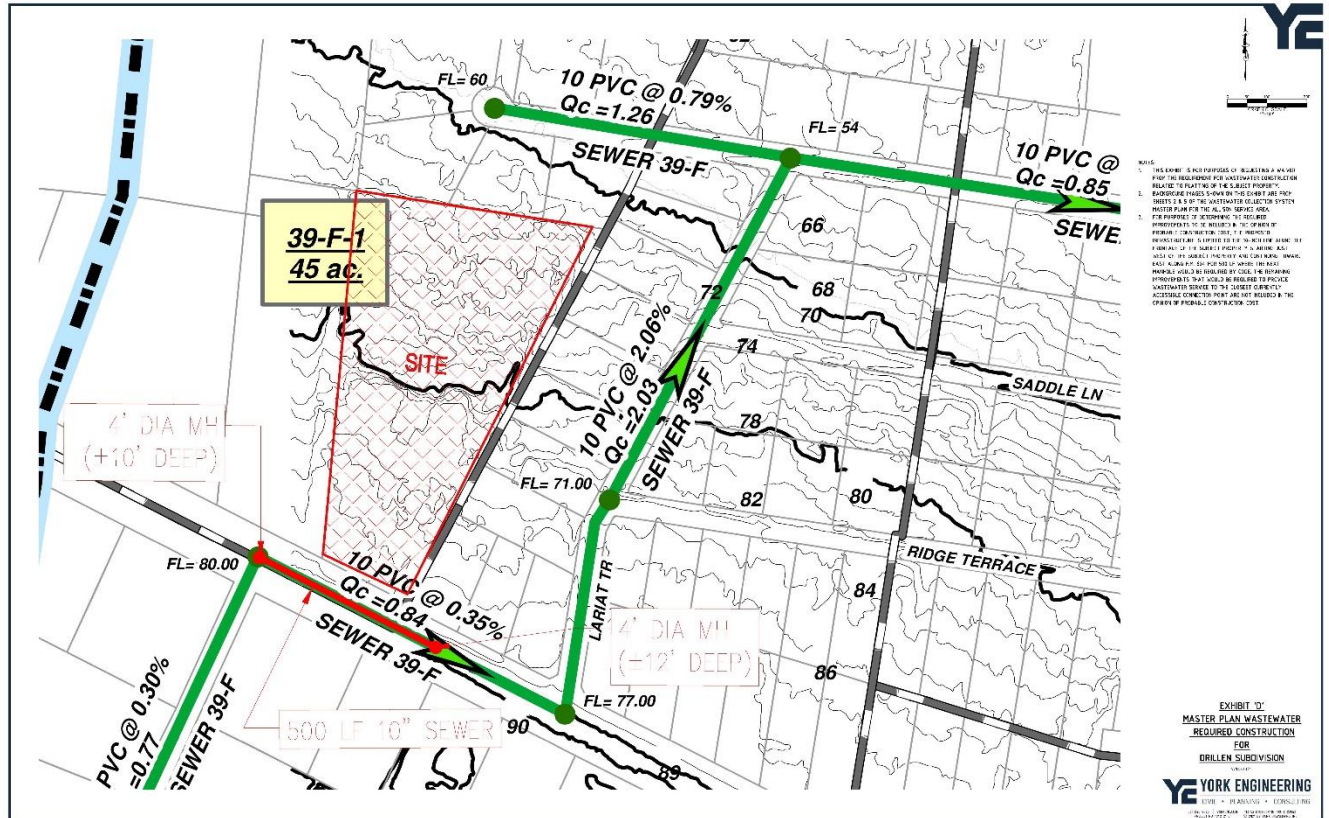


Exhibit E

