



AGENDA MEMORANDUM

Planning Commission Meeting of September 29, 2021

DATE: September 9, 2021

TO: Al Raymond, AIA, Director of Development Services

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

Hale Horse Ranch, Block 1, Lot 1 (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:

Bass and Welsh Engineering on behalf of J & N Hill Country Investments, LLC, 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 Hale Horse Ranch, Block 1, Lot 1, Final plat (1.64 acres +/-), is located outside the city limits. The property is located north of FM 665 and west of CR 763 with the frontage along CR 32. The site is not within in an AICUZ zone and is currently vacant. The property has never been platted. The owner proposes to provide horse stables on the property and would need to provide them with fresh water. The lot will 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 10" Collection line fronting the property on CR 32.

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 Hale Horse Ranch subdivision is not “Reasonably accessible” to a public wastewater facility. The plat is in the Greenwood service area of the Wastewater Collection System Master Plan. The nearest wastewater accessibility is a Lift Station on FM 763, approximately 7,152, linear feet equivalent to 1.35 miles from the property on County Road 32. The proposed development is a 1.64 acre lot to acquire water with a private wastewater system to be constructed in the future.

Route to Wastewater Treatment Plant.

Bass & Welsh 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 manhole on the west frontage of the property and connecting a 10” PVC line to a manhole east as per Master plan at a 26.1’ flow elevation. The proposed gravity flowed route goes east and has five manhole connections reaching to FM 763. The Master Plan manhole at the intersection of CR 32 and FM 763 is at flow elevation 21.3 ft. The system then flows south 1350 ft to a Master plan manhole. The existing manhole feeds into the existing Lift Station listed at 1.35 miles from the property on CR 32.

The route to this Lift Station is shown on Exhibit D. This lift station is part of a system that eventually connects to the Greenwood Wastewater Treatment Plant on Saratoga Boulevard and Greenwood Drive.

Staff requested cost estimates (Exhibit C) of the construction of the infrastructure for the proposed route to nearest accessibility point. 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 Hale Horse Ranch, Block 1, Lot 1 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 \$2,576.44, based on the rate of \$ 1,571 per acre, multiplied by 1.64 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 has determined that there is limited future anticipated development in this area and the subject property is not likely to 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 approval of an exemption from the Wastewater Lot/Acreage fees per Section 8.5.2.G of the UDC.

LIST OF SUPPORTING DOCUMENTS:

- Exhibit A – Horse Ranch, Block 1, Lot 1 (Final plat)
- Exhibit B – Waiver Letter Request
- Exhibit C- Estimate on Wastewater Public Improvements meeting Master Plan
- Exhibit D- Proposed route to nearest accessibility point

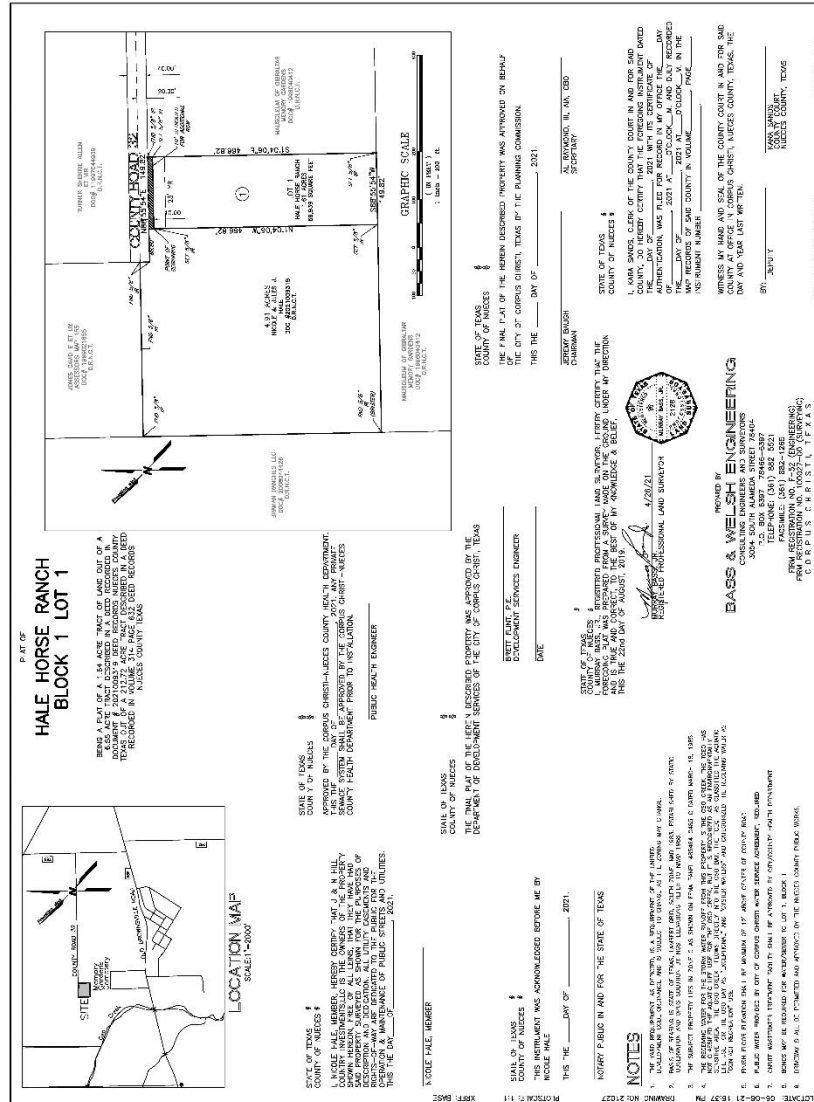


Exhibit B

MURRAY BASS, JR., P.E., R.P.L.S.
NIXON M. WELSH, P.E., R.P.L.S.
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Subject: Waiver Request, Wastewater Construction Requirement, Hale Horse Ranch Subdivision

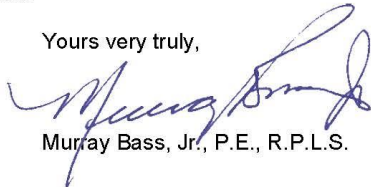
On behalf of our clients Nicole and Jay Hale, owners of the above referenced subdivision we are requesting a waiver of the requirement for wastewater construction. The requirement referenced The Unified Development Code, 1.2.1 D & 8.2.7 as the justification for the requirement and we believe our waiver request is justified because the required extension to a collection main of adequate capacity must be within 1000 feet of the proposed subdivision. Our site is approximately 7,387 feet from the nearest point of connection which is the lift station located at the northwest corner of the Rose Acres Subdivision.

Also, per your instructions, we are attaching a sketch showing the route and configuration that the main would have to follow in accordance with the Wastewater Masterplan and an estimate for the cost to construct the improvements.

Our clients will be installing an onsite sewage treatment facility (OSSF) that will be approved by the Public Health Engineer as provided for on the plat.

Approval of this request will be greatly appreciated.

Yours very truly,



Murray Bass, Jr., P.E., R.P.L.S.

MBJ:sab

Enclosures: Per Letter

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Exhibit C

ESTIMATE-WASTEWATER-MASTERPLAN

OPINION OF COST WASTEWATER EXTENSION HALE BOYS RANCH

9/10/2021

PAVING & SURFACE IMPROVEMENTS		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.			SY		\$0.00
2.			SF		\$0.00
3.			LF		\$0.00
4.			SY		\$0.00
5.			SY		\$0.00
6.			SY		\$0.00
7.			SY		\$0.00
8.			SY		\$0.00
9.			LS		\$0.00
10.			LS		\$0.00
11.			LS		\$0.00
12.			LS		\$0.00
13.			SY		\$0.00

TOTAL STREET, PARKING AREA & SURFACE ITEMS \$0.00

STORM SEWER ITEMS		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.			LF		\$0.00
2.			LF		\$0.00
3.			LF		\$0.00
4.			LF		\$0.00
5.			LF		\$0.00
6.			EA		\$0.00
7.			EA		\$0.00
8.			EA		\$0.00

TOTAL STORM SEWER ITEMS \$0.00

SANITARY SEWER ITEMS		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	30" PVC WASTEWATER LINE	6037	LF	\$300.00	\$1,811,100.00
2.	36" PVC WASTEWATER LINE	1350	LF	\$350.00	\$472,500.00
3.	5' DIA FIBERGLASS MANHOLES	17	EA	\$25,000.00	\$425,000.00
4.	30" DIA BORED AND CASED ROAD CROSSING	105	LF	\$1,000.00	\$105,000.00
5.	CONNECTION TO EXISTING LIFTSTATION	1	LS	\$3,000.00	\$3,000.00
6.	PERMITTING (TXDOT & NUECES COUNTY)	1	LS	\$5,000.00	\$5,000.00
7.	DEWATERING	7387	LF	\$15.00	\$110,805.00
8.	TRENCH PROTECTION	7387	LF	\$10.00	\$73,870.00
9.			EA		\$0.00
10.			EA		\$0.00
11.			LS		\$0.00
12.			LS		\$0.00
13.			LF		\$0.00
14.			EA		\$0.00
15.			LS		\$0.00

TOTAL SANITARY SEWER ITEMS \$3,006,275.00

WATER ITEMS		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.			LF		\$0.00
2.			EA		\$0.00
3.			EA		\$0.00
4.			EA		\$0.00
5.			LF		\$0.00
6.			EA		\$0.00
7.			LF		\$0.00
8.			EA		\$0.00
9.			LF		\$0.00
10.			EA		\$0.00
11.			LF		\$0.00

**OPINION OF COST
WASTEWATER EXTENSION
HALE BOYS RANCH**

9/10/2021

12.			EA		\$0.00
13.			EA		\$0.00
14.			LF		\$0.00
15.			EA		\$0.00
16.			EA		\$0.00
17.			EA		\$0.00
18.			EA		\$0.00
19.			EA		\$0.00
20.			EA		
21.			EA		
22.			EA		\$0.00
23.			LS		\$0.00

TOTAL WATER ITEMS **\$0.00**

MISCELLANEOUS ITEMS		QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.			LS		\$0.00
2.			LF		\$0.00
3.			LS		\$0.00
4.			LF		\$0.00

TOTAL MISCELLANEOUS ITEMS **\$0.00**

SUB-TOTAL CONSTRUCTION **\$3,006,275.00**

CONSTRUCTION TESTING **\$45,000.00**

ENGINEERING, SURVEYING & INSPECTION **\$210,000.00**

SUBTOTAL PROJECT COST

CONTINGENCIES

TOTAL **\$3,261,275.00**



Exhibit D

