



AGENDA MEMORANDUM

Planning Commission Meeting of November 10, 2021

DATE: November 1, 2021

TO: Al Raymond, AIA, Director of Development Services

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

Manning Acres, Lot 1R & Lot 2 (Replat)
Request for a Waiver of the Wastewater Infrastructure Construction Requirement
in Sections 8.1.4.C, 8.1.5

BACKGROUND:

Munoz Engineering on behalf of Frank Manning, 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 Manning Acres, Lot 1R & Lot 2 (9.8 acres +/-), is located in Flour Bluff and zoned RS-6 (Single-family 6). The property is located on Yorktown Blvd, west of Flour Bluff Drive. The vacant site is $\frac{3}{4}$ of a mile west of Waldron Field in an Accident Potential Zone (APZ-2). The property has been previously platted and approved by the city's Planning Commission in 2017. The owner proposes to subdivide the property into two residential properties with both lots encompassing Flood Zone A and B with most of the rear lot (Lot 1R) in Zone C.

The lots will meet the current (TCEQ) Texas Commission of Environmental Quality minimum lot size requirement of one-half acre for a private sanitary sewer permit. Water and fire safety is available along the frontage of Yorktown Boulevard. The property is currently within the City of Corpus Christi Wastewater Master Plan and calls for a 10" Collection line and manhole along the frontage. There is also a Master Plan lift station on this property that would receive flows from the referenced collection line and manhole. The proposed lift station will connect to an 8" force main that eventually empties into a proposed Master Plan manhole on Flour Bluff Drive.

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 subsystem 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 Manning Acres, Lots 1R & Lot 2 is not “Reasonably accessible” to a public wastewater facility. The plat is in the Laguna Madre WWTP service area of the Wastewater Collection System Master Plan. The nearest Master Plan connection point is a manhole on Flour Bluff Drive, approximately 11,400 linear feet (2.16 miles) from the Manning Acres property on Yorktown Boulevard. The applicant proposes individual aerobic (septic) systems for the lots, per UDC Section 8.2.7.B.1.a.

Route to Wastewater Treatment Plant.

Munoz 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 property's frontage as per Master Plan with 10" PVC collection lines to two manholes at each end of the frontage to meet UDC 8.1.5 Continuity of Improvements. The Master plan manhole along the frontage will connect to a Master Plan public lift station (Yorktown West Lift Station) on the Manning Acres property. The lift station would feed an 8" force main that eventually connects to the Master Plan connection point, which is a manhole on Flour Bluff Drive that is 11,400 linear feet away from the Manning Acres property. The route to this Manhole is shown on Exhibit D.

Staff requested cost estimates (Exhibit C) of the construction of the infrastructure for the proposed construction of the manholes with the collection lines along the frontage, the construction of the Lift Station, and the 8" force main to the connection point.

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 Manning Acres, Lot 1R and Lot 2 proposed plat is not reasonably accessible to a public wastewater facility.

2. Exemption from Wastewater Lot/Acreage Fees

Section 8.5.4 states that in the event of replatting where a lot or acreage fee pursuant to this Section has previously been paid on the initial platting, a lot or acreage fee will not be placed on such plat.

The Planning Commission does not have to recommend approval of the wastewater exemption of the wastewater lot/acreage fee to City Council as the UDC allows for this exemption to be granted administratively.

Staff Findings on Exemption from Wastewater Lot/Acreage Fee. Staff finds that the property has previously paid the lot/acreage fee and is exempt on this replatting for the payment of lot/acreage fees.

STAFF RECOMMENDATION:

Staff recommends approval of the request for waiver of wastewater infrastructure construction per Section 8.2.7.A

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Manning Acres, Lot 1R and Lot 2 (Replat)

Exhibit B – Waiver Letter Request

Exhibit C- Estimate on Wastewater Public Improvements meeting Master Plan

Exhibit D- Laguna Madre WWTP service area Master Plan (connection point)

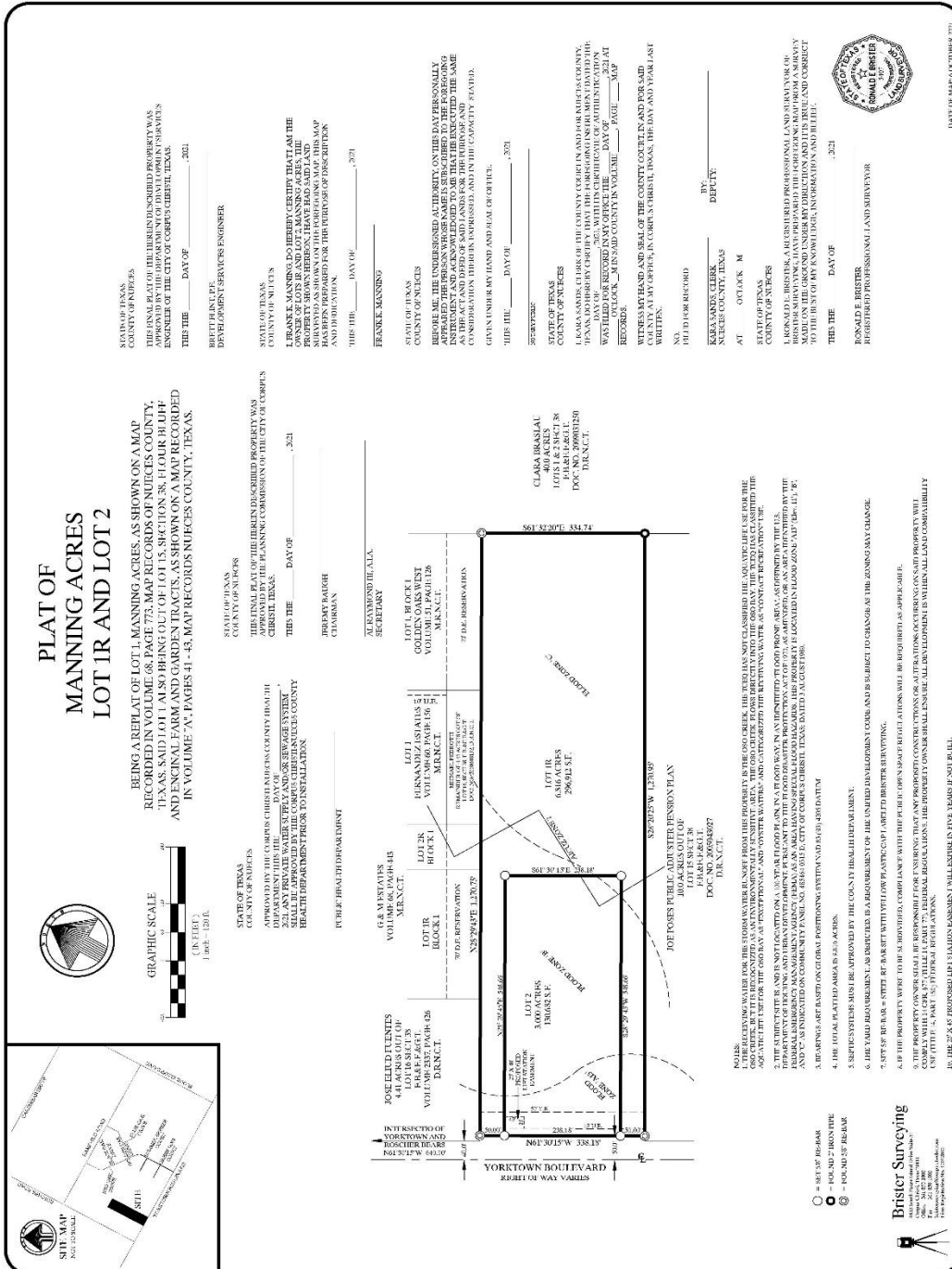


Exhibit B



MUNOZ ENGINEERING

Practical Engineering Solutions

September 8, 2021

Brett Flint, PE
City of Corpus Christi – Development Services Department
2406 Leopard Street
Corpus Christi, Texas 78408

**RE: MANNING ACRES LOT 1R AND LOT 2 – 9.816 ACRES
REQUEST FOR WAIVER OF WASTEWATER INFRASTRUCTURE AND LOT /
ACREAGE FEES**

To Whom it May Concern,

On behalf of, Frank Manning, we hereby request for a waiver of the wastewater infrastructure construction requirement per City of Corpus Christi Unified Development Code (UDC) Section 8.2.7.A and an exemption from the Wastewater Lot / Acreage Fees in accordance with City of Corpus Christi Unified Development Code (UDC) Section 8.5.2.G.

We request the waiver as it is economically unreasonable to construct the proposed master planned Yorktown West Lift Station. It is further economically unreasonable to construct the lift station as the service area of the lift station is currently approximately three-quarters (3/4) built out with residential homes and approximately one-half (1/2) of the service area has been recently built out with a large single family residential area that were not required to construct the wastewater infrastructure. It is also economically unreasonable and not feasible to extend the existing wastewater system to the location due to the depth of the existing wastewater system.

Please feel free to contact us if you have any comments or questions.

Sincerely,
Munoz Engineering, LLC

Thomas Tiffin, PE
Principal/Project Manager

Exhibit C

ENGINEER OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT: MANNING ACRES LOT 1R AND LOT 2
WASTEWATER IMPROVEMENTS

ESTIMATE #: 01
ESTIMATE DATE: November 2, 2021

CITY: CORPUS CHRISTI
CONTACT: N/A
PROJECT #: N/A

OWNER: FRANK MANNING
CONTACT: N/A
PROJECT#: N/A

ENGINEER: MUNOZ ENGINEERING, LLC (TBPLES F-12240)
CONTACT: THOMAS TIFFIN, PE
PROJECT #: N/A

NOTICE: THIS ENGINEER OPINION OF PROBABLE CONSTRUCTION COSTS (OPCC) IS PROVIDED FOR BUDGETARY PURPOSES ONLY. THIS OPCC IS SUBJECT TO CHANGE DUE TO DESIGN REQUIREMENTS AND COST FLUCTUATIONS. THE ACTUAL COST OF THE CONSTRUCTION OF THE PROJECT WILL BE DETERMINED WITH THE RECEIPT OF BID(S) BY PERSPECTIVE CONTRACTOR(S).

PUBLIC IMPROVEMENTS					
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL COST
1	MOBILIZATION (5% MAX)	LS	1.00	\$ 106,848.00	\$ 106,848.00
2	BONDS AND INSURANCE	LS	1.00	\$ 42,739.20	\$ 42,739.20
3	TEMPORARY TRAFFIC CONTROL PLAN	LS	1.00	\$ 8,500.00	\$ 8,500.00
4	TEMPORARY TRAFFIC CONTROL MOBILIZATION AND ADJUSTMENTS	LS	1.00	\$ 12,500.00	\$ 12,500.00
5	TEMPORARY TRAFFIC CONTROL ITEMS	LS	1.00	\$ 25,000.00	\$ 25,000.00
6	STORM WATER CONSTRUCTION GENERAL PERMIT	LS	1.00	\$ 2,500.00	\$ 2,500.00
7	SWPP PROJECT SIGN	EA	1.00	\$ 800.00	\$ 800.00
8	SWPP CONSTRUCTION EXIT	EA	1.00	\$ 6,500.00	\$ 6,500.00
9	SWPP SEDIMENT CONTROL FENCE	LF	150.00	\$ 5.00	\$ 750.00
10	SWPP EROSION CONTROL LOG FENCE	LF	50.00	\$ 3.00	\$ 150.00
11	SWPP CONCRETE WASHOUT DEVICE	EA	1.00	\$ 1,000.00	\$ 1,000.00
12	SWPP DEWATERING DEVICE	EA	1.00	\$ 1,000.00	\$ 1,000.00
13	SWPP SOIL STABILIZATION - SODDING	SY	450.00	\$ 35.00	\$ 15,750.00
14	WASTEWATER GRAVITY LINE PVC - 10-INCH SDR 26	LF	400.00	\$ 95.00	\$ 38,000.00
15	WASTEWATER GRAVITY LINE TRENCH SAFETY	LF	400.00	\$ 12.50	\$ 5,000.00
16	WASTEWATER DEWATERING	LF	400.00	\$ 65.00	\$ 26,000.00
17	WASTEWATER MANHOLE - 4-FT DIAMETER	LF	3.00	\$ 8,500.00	\$ 25,500.00
18	WASTEWATER END PLUG - 10-INCH	EA	2.00	\$ 530.00	\$ 1,060.00
19	WASTEWATER LIFT STATION - SITE PREPARATION	AC	1.00	\$ 8,000.00	\$ 8,000.00
20	WASTEWATER LIFT STATION - SITE GRADING	LS	1.00	\$ 10,000.00	\$ 10,000.00
21	WASTEWATER LIFT STATION - WET WELL, TWO (2) PUMPS, ELECTRICAL, GENERATOR, AND APPURTENANCES	LS	1.00	\$ 600,000.00	\$ 600,000.00
22	WASTERWATER LIFT STATION - TRENCH SAFETY	LS	1.00	\$ 25,000.00	\$ 25,000.00
23	WASTERWATER LIFT STATION - DEWATERING	LS	1.00	\$ 65,000.00	\$ 65,000.00
24	WASTERWATER LIFT STATION - ODOR CONTROL EQUIPMENT	LS	1.00	\$ 150,000.00	\$ 150,000.00
25	WASTERWATER LIFT STATION - SCADA RTU FOR TWO (2) PUMPS	LS	1.00	\$ 40,000.00	\$ 40,000.00
26	WASTERWATER LIFT STATION - 7" CONCRETE PAVEMENT	SF	2,500.00	\$ 12.50	\$ 31,250.00
27	WASTERWATER LIFT STATION - 6-INCH LANDSCAPE ROCK WITH FABIRC	SF	2,500.00	\$ 4.50	\$ 11,250.00
28	WASTERWATER LIFT STATION - FENCE - 8-FOOT CMU BLOCK	LF	130.00	\$ 500.00	\$ 65,000.00
29	WASTERWATER LIFT STATION - GATE - DRIVEWAY AND OPENER	LS	1.00	\$ 10,750.00	\$ 10,750.00
30	WASTERWATER LIFT STATION - GATE - CARD READER	LS	1.00	\$ 1,500.00	\$ 1,500.00
31	WASTERWATER LIFT STATION - GATE - PEDESTRIAN	EA	1.00	\$ 1,200.00	\$ 1,200.00
32	WASTERWATER LIFT STATION - WATER SERVICE AND SPIGOT	LS	1.00	\$ 1,500.00	\$ 1,500.00
33	WASTEWATER FORCE MAIN - SITE PREPARATION	LF	11,400.00	\$ 1.50	\$ 17,100.00
34	WASTEWATER FORCE MAIN - REGRADING	LF	10,550.00	\$ 2.50	\$ 26,375.00
35	WASTEWATER FORCE MAIN - 8-INCH HDPE	LF	11,400.00	\$ 32.00	\$ 364,800.00
36	WASTEWATER FORCE MAIN - TRENCH SAFETY	LF	10,550.00	\$ 8.50	\$ 89,675.00
37	WASTEWATER FORCE MAIN - BORE WITH 16-INCH STEEL CASING	LF	850.00	\$ 350.00	\$ 297,500.00

Exhibit C

PROJECT: **MANNING ACRES LOT 1R AND LOT 2
WASTEWATER IMPROVEMENTS**

ESTIMATE #: **01**
ESTIMATE DATE: **November 2, 2021**

38	WASTEWATER FORCE MAIN - AIR RELEASE VALVE AND MANHOLE	EA	8.00	\$	14,850.00	\$	118,800.00
39	WASTEWATER FORCE MAIN - DRIVEWAY REMOVE AND REPAIR - CONCRETE - 6-INCH	SF	4,100.00	\$	22.00	\$	90,200.00
40	WASTEWATER FORCE MAIN - CONNECT TO EXISTING MANHOLE	LS	1.00	\$	4,500.00	\$	4,500.00
41	WASTEWATER FORCE MAIN - UTILITY ADJUSTMENTS	AL	1.00	\$	12,000.00	\$	12,000.00
				15%	Contingency	\$	320,544.00
				PUBLIC IMPROVEMENTS		\$	2,681,541.20

PROFESSIONAL SERVICES						
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY			ESTIMATED TOTAL COST
1	ENGINEERING - BASIC	LS	1.00		\$	160,892.47
2	ENGINEERING - ADDITIONAL SERVICES	LS	1.00		\$	40,223.12
3	SURVEY - TOPOGRAPHIC	LS	1.00		\$	26,815.41
4	SURVEY - RIGHT-OF-WAY VERIFICATION	LS	1.00		\$	53,630.82
5	GEOTECHNICAL RECOMMENDATIONS	LS	1.00		\$	26,815.41
6	GEOTECHNICAL TESTING	LS	1.00		\$	26,815.41
				PROFESSIONAL SERVICES		\$ 335,192.65

TOTAL ESTIMATED COSTS: \$ **3,016,733.85**

Exhibit D

