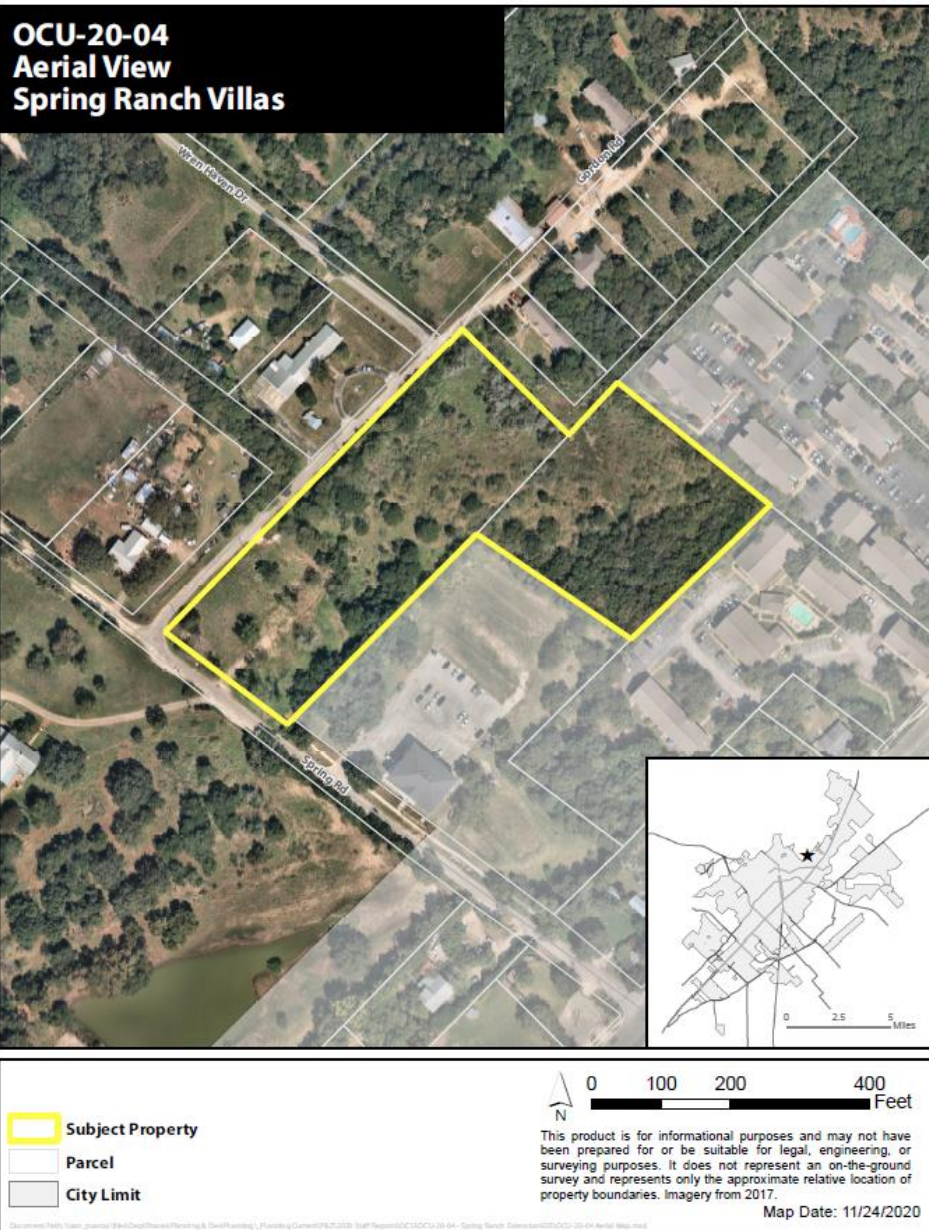


Consider denial of an Out of City Utility Extension request for water and wastewater services by Thomas K. Rhodes, on behalf of Top of the Hill Properties, LLC for approximately 4.851 acres, more or less, out of the J.M. Veramendi Survey, located at 128 Spring Road (previously approved on December 15, 2020), and provide direction to Staff.

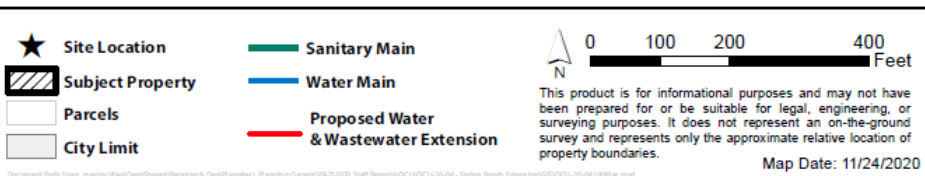
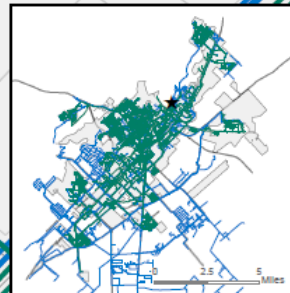
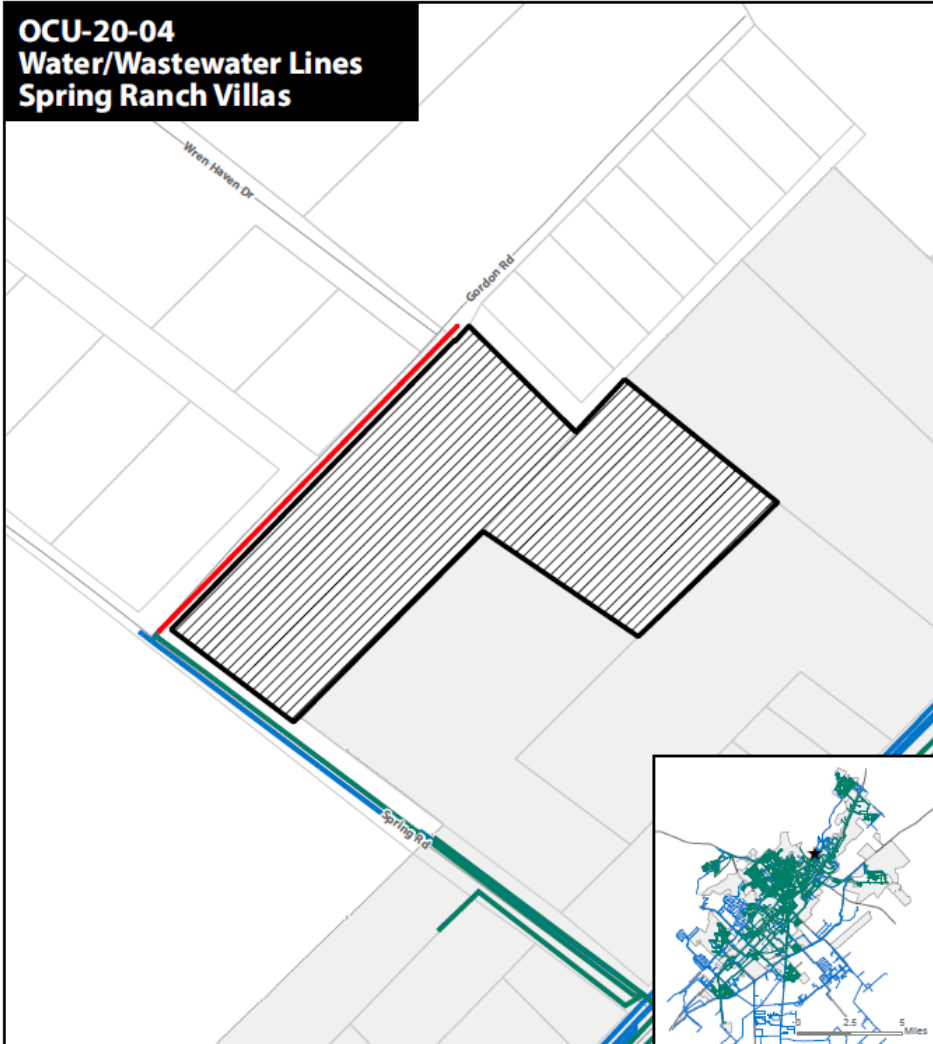
- 2018 - applicant requested annexation & zoning (CD-3) for 27 single-family homes
- August 28, 2018, the Planning & Zoning Commission recommended denial of the zoning change request (6-2-0)
- The applicant withdrew the requests prior to City Council action
- The applicant subsequently submitted applications for an ETJ development including: a Demolition Permit, Subdivision Plat, Watershed Protection Plan, Public Improvement Construction Plans, and Site Permit. Well capping through Edwards Aquifer Authority.
- Current applications show 29 residential buildings.

sanmarcostx.gov



Summary

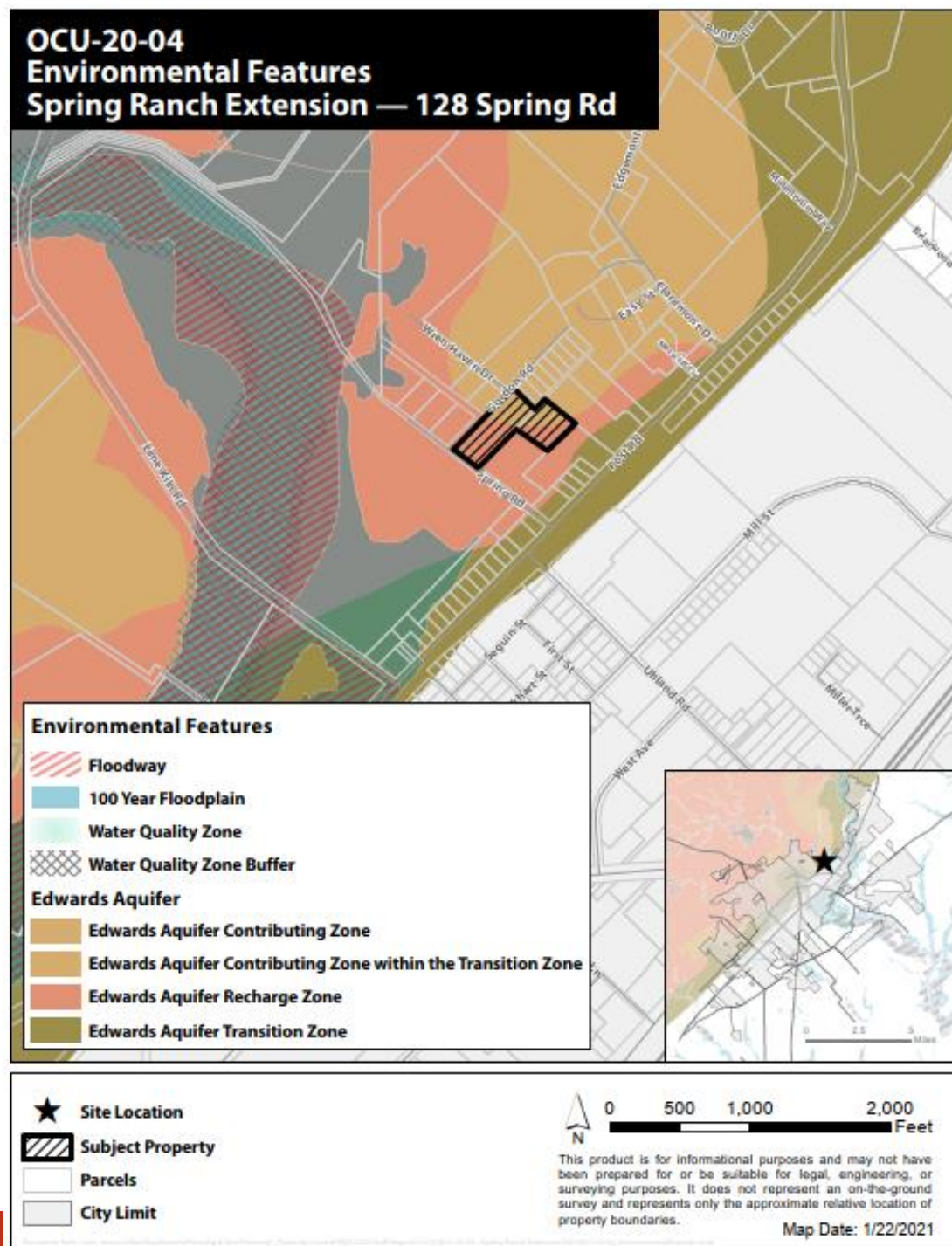
OCU-20-04
Water/Wastewater Lines
Spring Ranch Villas



- 4.851 +/- acres
- Located adjacent to existing City Limits
- Located within City's Water and Wastewater CCN
- Proposed extension of City water and wastewater services
- Required improvements to Spring and Gordon Roads
 - Right-of-Way dedication to City standards – 10 ft. dedication for future 60 ft. right-of-way
 - Widening to County standards – 20 ft. pavement with 4 ft. shoulders
 - Sidewalks required

Environmental Considerations

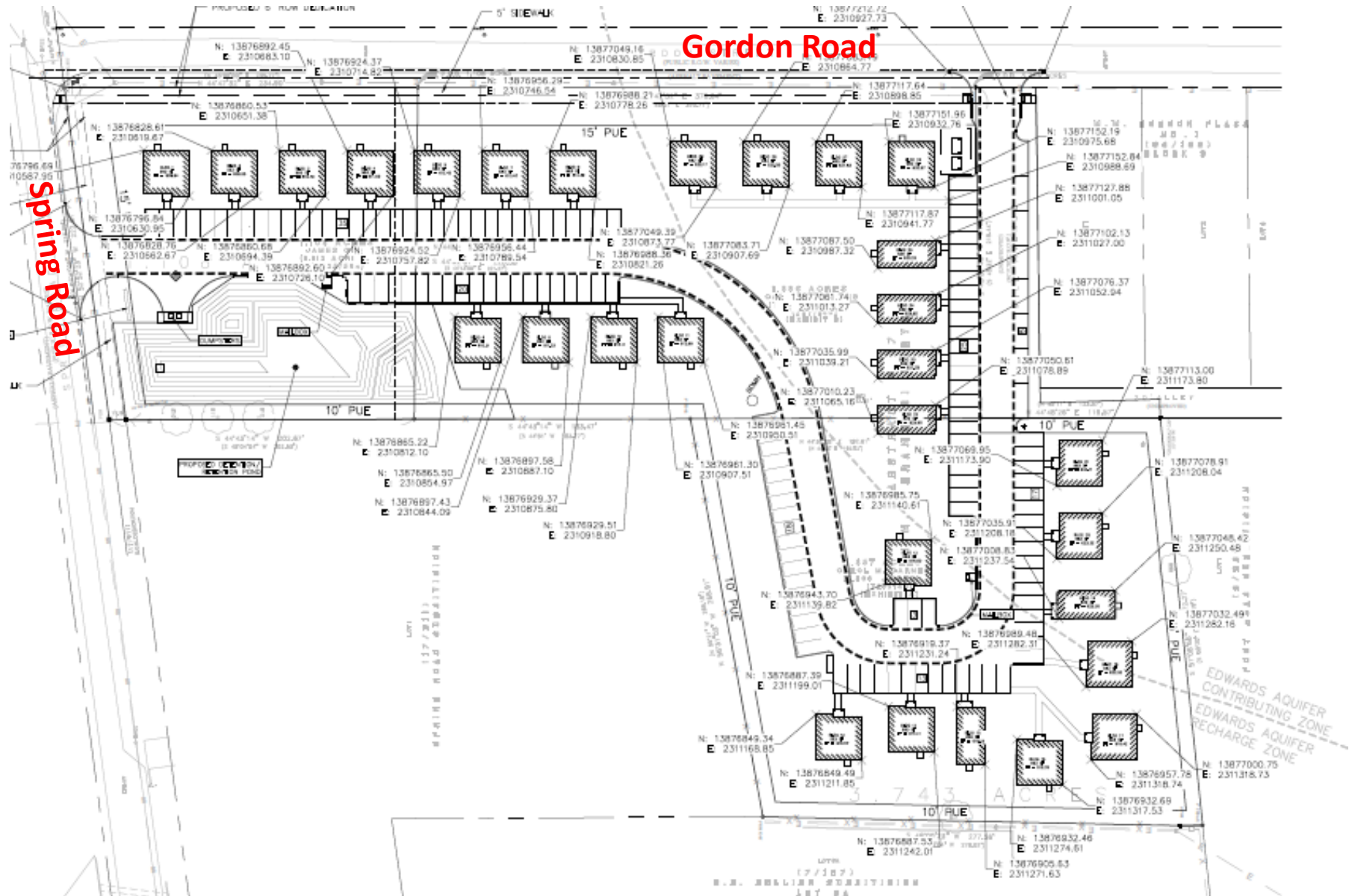
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Contributing Zone
- Water Quality & Impervious Cover Ordinances Apply
 - Impervious Cover 60% max, 45% proposed
 - Water Quality includes 87.5% TSS removal
 - Wet pond proposed



Standard	City Limits	Outside City Limits
Allowable Uses	Regulated by Zoning	Uses cannot be regulated
Transportation Master Plan	Required	Required
Internal Streets	Based on block perimeter requirements.	Based on block perimeter requirements.
Zoning Standards	Required, including: <ul style="list-style-type: none"> • Building setbacks • Unit maximums • Landscaping & Screening • Tree mitigation • Parking • Lighting • Trash/recycling • Building height / articulation 	Not required
Environmental	Required, including: <ul style="list-style-type: none"> • Stormwater / Detention • Water Quality • Floodplain • Impervious Cover Limits in Recharge Zone & on steep slopes 	Required, including: <ul style="list-style-type: none"> • Stormwater / Detention • Water Quality • Floodplain • Impervious Cover Limits in Recharge Zone & on steep slopes

Utility Alternatives

- **Wastewater Service**
 - Connection to City Service
 - On site sewage facility or
 - Discharge permit
- **Water Service**
 - Connection to City Service
 - Drilled well
 - Connection to other service provider



City Council Action

On December 15, 2020 City Council approved the request on the consent agenda.

Staff Recommendation

At the regular meeting on December 15, 2020 staff recommended approval of this water and wastewater extension outside City Limits.

Application	Status as of Jan. 19, 2021	Application Date	Comments Sent
Out of City Utility Extension (OCU)	Approved by Council Awaiting Recording Documents	October, 2020	n/a (approved)
Well Plugging Permit (Edwards Aquifer Authority Permit)	Issued November, 2020	October, 2020	
Demolition for accessory building	Issued	July, 2020	n/a (issued)
Public Improvement Construction Plans (PICP)	Awaiting Revision	February, 2020	July, 2020
Site Permit	Awaiting Revision	May, 2019	July, 2020
Watershed Protection Plan (WPP)	Awaiting Revision	May, 2019	November, 2020
Plat	Internal Review in Process	May, 2019	In process (coordinating with County)