

July 7, 2021
Megan Harrison
Planner
City of Schertz
1400 Schertz Parkway
Schertz, TX

Re: Busch Subdivision
Appeal – Waiver for Onsite Sewage Facilities

On June 23rd, 2021, a Waiver for Onsite Sewage Facilities for the proposed plat of Busch Subdivision was brought before the Planning and Zoning Commission. Although some members of the Commission were definitely empathetic to the circumstances regarding the need for this waiver, the vote ended in a 3-3 tie with one abstention and the motion failed. We now request to appeal the waiver to City Council.

The property in question is a 4.946 acre tract located on Old Wiederstein Rd, in a stretch that includes three large tracts on septic, and one undeveloped Industrial tract that fronts a sewer line on Old Wiederstein as it turns to the right. Any sewer extension would remain unused by the adjoining lots, leaving a dead end line.

The main issue as described in the Waiver Application, is the cost of the line that would put a severe burden on the property. The Guadalupe Appraisal District values the property at \$178,059.00. In addition to the engineer's estimate, we now have estimates from two construction companies that would put the preliminary costs over \$150,000.00. Adding on the city connection fees and impact fees brings the cost to over 15 times the cost of a septic system, an amount that is more than the property is worth. Attached are the waiver application and supporting documents for this appeal.

It was brought up that the city usually accepts waivers for onsite sewage when the property is not adjoining the sewer line and the cost is too burdensome for the property to bear. This is the exact situation they were describing, the subject tract does not adjoin the sewer line, and the owner would be forced to bring the line not only to his property but along the entire frontage, ending in a dead end that no one on that road will want or need to connect to.

The 4.946 acres is more than sufficient to accommodate an onsite septic system for one single family, residential home, and has water availability from a municipal source. We request that the city reviews this appeal and supporting documents to allow the waiver to be granted to the City's requirement that this property be connected to a public sanitary sewer system, and be allowed to construct a septic system in compliance with City and County regulations.

Sincerely,



Todd Busch
Owner