

March 3, 2023

City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

RE: Hope Acres
Preliminary Plat
Letter of Intent

To Whom It May Concern:

With regard to Hope Acres +/- 1 acre tract of land located at 6040 Pfiel Road in the City of Schertz within Bexar County, Texas. The current zoning designation is R-A. The property once platted will be used for single family residential home. Based on information provided by public works an 8-inch water line is within Pfiel Road and there is no sewer service in the area, so property will be on septic. A waiver is being requested from UDC Section 21.15.3, see attached waiver request letter. At this time there are no proposed new construction of structures or roads.



**ENGINEERING
+ SURVEYING**

11903 Jones Maltsberger Road
Suite 102
San Antonio, TX 78216

July 15, 2021

City of Schertz
1400 Schertz Parkway
Schertz, TX 78154

RE: Hope Acres Subdivision Plat
Sewer Waiver Request

To Whom It May Concern:

Introduction:

The above mentioned project location is located at 6040 Pfeil Road in west Schertz within Bexar County, Texas. The current zoning designation is R-A. The applicant is in the process of establishing 1 lot. The property once platted will be used for single family residential home. There is no sewer service in the nearby area, therefore the property will have an OSSF. The nearest sewer line is a 10" SARA sewer main approximately 1,700 LF north of the site.

Code Issue:

We are requesting consideration for a waiver from UDC Section 21.15.3 Wastewater Systems

Discussion / Justification:

UDC Section 21.15.3 which states that all utilities to the property must be extended through the platting process, otherwise the use of OSSF from treatment shall be approved by the City. The requested extension to the nearest 10" SARA sewer main is not feasible for this property owner. This hardship is not the result of the owners own actions and relates to the applicants land. If we strictly comply with the provisions of these regulations, the owner is not eligible to utilize the property as desired.

The anticipated cost for the extension of approximately 1700 LF of 10" sewer main is roughly \$153,400. The assessed valued of the property on BCAD is currently \$52,800. Based on the current valuation by the county, it is unreasonable for the landowner to extend 1,700 LF of 10" sewer line.

Conclusion:

In our professional opinion, the proposed administrative exception / variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public. By granting the waiver for the sewer extension, and allowing the land owner to have a OSSF, the owner is able to use his land as desired.

Sincerely,

UP ENGINEERING + SURVEYING

Texas Engineering Firm No. F-17992

11903 Jones Maltsberger Road, Suite 102
San Antonio, TX 78249

**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST
FOR
Hope Acres Subdivison Plat
SEWER CONSTRUCTION
July 15, 2021**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	6" Lateral PVC Pipe (SDR-26)	25	L.F.	\$30.00	\$750.00
2	10" S.S PVC Pipe (SDR 26) (8'-10')	1,700	L.F.	\$55.00	\$93,500.00
3	Adjusting Existing Manholes	1	EA.	\$2,500.00	\$2,500.00
4	Watertight Ring & Cover S.S. Manhole	4	EA.	\$5,500.00	\$22,000.00
5	10" Gate Valve	2	EA.	\$1,800.00	\$3,600.00
6	Vertical Stacks	205	V.F.	\$110.00	\$22,550.00
7	Trench Excavation Protection	1,700	L.F.	\$2.00	\$3,400.00
8	TV Inspection	1,700	L.F.	\$3.00	\$5,100.00
				TOTAL:	<u>\$153,400.00</u>

UP Engineering, LLC does not warrant or guarantee this estimated cost as an actual cost. This estimate is being supplied for the applicable municipality only and no representations, warranties, or guarantees are rendered hereby to any other person or entity specifically including, but not limited to, any mortgagor or lending institution.

PREPARED BY: UP Engineering, LLC

DATE:

APPROVED BY:

DATE:

TBPE Registration #F-17992