


# Memo

**To:** Planning and Zoning Commission via Daisy Marquez, Planner  
**From:** Eric Schulze, P.E., Engineer   
**Date:** August 3, 2023  
**Re:** Recommendation for Waiver to Requirement to Extend Public Sanitary  
Sewer to Serve the Proposed 25.13 Acre STX Frio Subdivision

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The request for a waiver to the requirement to extend public sanitary sewer to serve the proposed 25.13 Acre STX Frio Subdivision (on FM 2252 about 1,000 feet north of FM 482) is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in the area of the proposed subdivision. The closest possible sewer connection point is over 3,000 feet away and on the opposite side of IH 35. Therefore, Engineering supports the granting of the waiver and notes that it is consistent with similar waivers granted in the City.

Staff has verified that the proposed platting is laid-out in a manner to provide for future connection to a public sanitary sewer system. Once public infrastructure has been extended to the area to provide sanitary sewer service, the subdivision will be required to connect to the sewer system, in accordance with Section 90-78 of the Code of Ordinances.

Any new OSSF needed to serve the proposed lot(s) in the proposed Plat will be reviewed and permitted through Comal County. A building permit will not be issued without either a Comal County OSSF approved permit or extension of and connection to the public system.