

# Memo

**To:** Planning and Zoning Commission via Samuel Haas, Planner  
**From:** John Nowak, P.E., Assistant City Engineer *John N. Nowak*  
**Date:** May 24, 2024  
**Re:** Recommendation for Waiver to Requirement to Extend and Connect to  
Public Sanitary Sewer to Serve the Proposed Approximately 7.8 acre Schertz  
Storage Center Subdivision on IH-35 S

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The request for a waiver to the requirement to extend and connect to public sanitary sewer to serve the proposed approximately 7.8 acre Schertz Storage Center Subdivision located at 19433 IH -35 S is recommended for approval. The request for the waiver has been reviewed and found to be reasonable. No sanitary sewer facilities exist in a reasonable distance to the proposed subdivision. From a sewer map perspective, the closes sewer connection point is over 1,000 feet away and on the south side if IH-35. However, this connection point is not feasible due to the terrain and the proposed subdivision is located in a different sewer shed than this closest system. The proposed subdivision would take sewer service from the future "Town Creek Line" located along the railroad tracks north of the property. This puts the closest potential sewer connection point for the proposed subdivision near Abbey Road, about 7,500 feet away as the sewer line would need to be installed. If the "Town Creek Line" was in existence, the proposed subdivision would be over 3,000 feet away from the line. 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.

ENGINEERING DEPARTMENT

Any new OSSF needed to serve the proposed lot 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.