



**March 1, 2024**

City of Schertz  
Planning & Community Development  
1400 Schertz Parkway  
Schertz, Texas 78154  
Attn.: Ms. Daisy Marquez, Planner

**Re: Sewer Waiver Request**  
**Los Tapatios Subdivision**  
UE Project No.: 20230427

Dear Ms. Marquez,

Introduction:

Situated at 11825 E. IH-10, Schertz, Texas 78154, approximately eight hundred linear feet northeast of the Pfeil Rd. & IH-10 Frontage Rd. intersection, the subject property is currently zoned as General Business (GB). The project aims to establish a single buildable lot, and due to the absence of sanitary sewer services in the vicinity, an on-site sewage facility (OSSF) is planned. Notably, the closest 10-inch San Antonio River Authority (SARA) gravity sewer main lies about 4,000 linear feet to the east, near Gran Via.

Code Issue:

Consideration is sought for a waiver from UDC Section 21.15.3 Wastewater Systems, particularly Subsection A-Wastewater Connection Required, and Subsection D-Future Extension of Lines.

Discussion/Justification:

UDC Section 21.15.3 mandates the extension of all utilities through the platting process. However, the present proposal contends that the extension to the nearest 10-inch SARA gravity sewer main is impractical for the property owner due to specific challenges. This hardship is not a consequence of the owner's actions but rather pertains to the unique characteristics of the applicant's land. Strict adherence to these regulations would render the property unusable for its intended purpose.

The estimated cost for extending the 10-inch gravity sewer main by approximately 4,000 linear feet is around \$837,000.00, while the current assessed value of the property in the Bexar County Appraisal District (BCAD) stands at \$193,090.00. Considering this valuation, expecting the landowner to undertake the extensive 4,000 LF extension of the 10-inch GSM is deemed unreasonable.



Conclusion:

In our professional assessment, the requested administrative exception/variance aligns with the spirit and intent of the UDC, posing no adverse impact on public health, safety, or welfare. Granting the waiver for the sewer extension and permitting the use of an OSSF enables the landowner to realize the desired utilization of their property.

Sincerely,

Urbane Engineer. LLC.  
 TBPELS Registration No.: F-18361

*Edgar A. Muñoz, P.E.*

Edgar A. Munoz, M.S., P.E.  
 President

Attachments: Engineering Opinion of Probable Construction Cost (OPCC)

PROJECT NAME: LOS TAPATIOS SUBDIVISION							
PROJECT LOCATION: 11825 IH-10 E., SCHERTZ, TEXAS 78225							
SCHERTZ PLAT NO./NAME: PRELIMINARY PLAT							
SARA JOB NO.: TBD							
<b>SARA Gravity Sewer Extension (10" Gravity Sewer Main Extension)</b>							
LINE NO.	ITEM NO.:	DESCRIPTION	UNIT	EST. QTY.	UNIT PRICE	AMOUNT	
1	100	Mobilization & Demobilization (10% Max.)	LS	1	\$ 70,000.00	\$ 70,000.00	
2	101	Preparing Right-of-Way (5% Max.)	LS	1	\$ 35,000.00	\$ 35,000.00	
3	502	Barricades, Signs and Traffic Handling/Control	LS	1	\$ 40,000.00	\$ 40,000.00	
4	550	Trench Excavation Safety Protection	LF	4,000	\$ 13.00	\$ 52,000.00	
5	848	10" Gravity Sewer Main (PVC, SDR 35, 0-8 FT Depth)	LF	4,000	\$ 110.00	\$ 440,000.00	
6	852	48" Diam. Standard Sanitary Sewer Manhole	EA	12	\$ 6,500.00	\$ 78,000.00	
7	854	6" Sanitary Sewer Lateral Service (PVC, SDR 35)	EA	1	\$ 1,250.00	\$ 1,250.00	
8	854	6" Sanitary Sewer Cleanout	EA	1	\$ 750.00	\$ 750.00	
9	866	Testing & TV Camera Inspection (Pre)	LF	4,000	\$ 15.00	\$ 60,000.00	
10	866	Testing & TV Camera Inspection (Post)	LF	4,000	\$ 15.00	\$ 60,000.00	
11							
12							
13							
<b>TOTAL =</b>						<b>\$ 837,000.00</b>	
PREPARED FOR:		LOS TAPATIOS TACO SHOP			DATE:	3/1/2024	
		ATTN.: ARICELA AGUIRRE, OWNER			REVISED:		
					UPDATED:		