


# Memo

**To:** Planning and Zoning Commission via Daisy Marquez, Senior Planner

**From:** John Nowak, P.E., Assistant City Engineer



**Date:** September 23, 2025

**Re:** Recommendation for Waiver to Requirement to Extend and Connect to Public Sanitary Sewer to Serve the Proposed Approximately 7.74 acre Bunny Stop #9 subdivision at 18920 IH 35 N

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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 7.74 acre Bunny Stop #9 located at 18920 IH 35 N has been reviewed by the Engineering Department. The proposed subdivision is located in the sewer basin that would be served by a sewer main extension from the intersection of Old Wiederstein Road and Dean Road. This puts the nearest sewer connection point approximately 3,690 feet away from the proposed subdivision.

The City's Waste Water and Impact Fee Capital Improvement Plan has identified a waste water main extension that would extend sewer much closer to the proposed subdivision in the future. Additionally, there is some planned development close to the Old Wiederstein/Dean Road intersection that will be required to construction part of this future line.

Because of these future sewer main extensions, the Engineering Department recommends conditional approval of the waiver request to extend and connect to public sanitary sewer for the proposed subdivision. The conditions attached to the waiver should be:

- Provide an escrow amount to cover the cost of extending a public sewer main across the rear subdivision boundary (the plat has an easement for this purpose).
- Once the sewer main is extended in the future to be able to provide service to the proposed subdivision, the property owner will cease operation of the septic system and connect to the sewer system and extend the sewer main across the rear of the subdivision boundary in the easement provided.