


Memo

To: Planning and Zoning Commission via Brandon Elliot, Planner

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

Date: May 13, 2026

Re: Recommendation for Waiver to Requirement to Extend and Connect to Public Sanitary Sewer to Serve the Proposed Approximately 2.78 acre Wood Subdivision at 7530 FM 482

The request for a waiver to the requirement to extend and connect to public sanitary sewer to serve the proposed approximately 2.78 acre Wood Subdivision located at 7530 FM 482 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 existing sewer main at Abbey Road and the railroad tracks, putting the nearest sewer connection point approximately 2,506 feet away from the proposed subdivision.

There is some planned development in the vicinity of the property and a planned sewer that will bring sewer adjacent to the subdivision in the future.

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 condition attached to the waiver should be:

- 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 at the rear of the subdivision boundary in the easement provided.