



AGENDA ITEM SUMMARY

Agenda Date	June 1, 2026
Requested Action	Consider a request to allow on-site sewage facility (OSSF) at 123 Frederick Street.
Contact Person	Abigail Knott – City Engineer
Background Information	<p>BACKGROUND:</p> <p>The property is approximately 1.655 acres, and the owner is Vicki Stringer. This variance was brought to Planning and Zoning Commission on March 3, 2025. The item was tabled to allow the applicant time to develop the total cost for all options available.</p> <p>The property is located within city limits and has 347 feet of frontage along Frederick Street and has 200 feet of frontage along Old Number 9 Trail. The property includes a significant portion of land within a Drainageway Protection Zone (DPZ), limiting the developable area.</p> <p>The subject property was previously operated as a small engine repair company, and it is proposed to be redeveloped as a personal service complex. This requires the property to be platted, as additional buildings will be constructed as part of the redevelopment.</p> <p>The current site is served by a private lift station that connects to a sewer main west of the property. The current lift station is inadequate for the proposed site redevelopment and this sewer main cannot be extended.</p> <p>The UDC requires all subdivisions within City limits to connect to sanitary sewer system, unless granted a waiver by the Planning and Zoning Commission. The applicant is requesting a waiver to allow on-site sewage at 123 Frederick Street instead of connecting to the City's sanitary sewer system (UDC Sec. 7-6 B. 1. c.).</p> <p>ANALYSIS:</p> <p>The Unified Development Code (UDC) Section 7-6 B. 1. c. requires all subdivisions within City Limits to connect to the municipal sewer system unless “... <i>the Planning and Zoning commission determines that</i></p>

such connection would require an unreasonable expenditure of funds when compared with other methods of sewage disposal ...”

- Since the closest sewer main on Frederick Street cannot be extended, Option 1 is to extend a sewer main approximately 1,280 feet along Old Number 9 Trail for service. Most properties along this route are already developed, with one notable exception—a vacant parcel approximately 4.26 acres. While this parcel has access to a sewer main along Main Street; the developer would have the option to complete a feasibility study and work with TxDot to utilize the existing sewer main or extend the main along Old Number 9 Trail.
- Option 2 is to install OSSF on the subject property designed to accommodate the ultimate build out (Attachment 4). In the future, when the sewer main along Old Number 9 Trail is extended this property will be able to connect. Enabling this option to be a temporary solution in the short term, while also achieving long term development best practices.

The applicant has explored each option and has requested option 2, an OSSF, which requires a waiver from the Planning and Zoning Commission. As described above and in Sec. 7-6, the consideration of this waiver is based off the expense of the sewer connection and whether it is “unreasonable”. The applicant has obtained a cost estimate for each of the three options (Attachment 4). These estimates are based on the same ultimate build scenario (Attachment 4).

Cost Comparison:

Option	Description	Estimated Cost
1	Extend main sewer line from City Complex	\$198,628.00
2	Install on-site sewage facilities	\$15,500.00

MOTIONS FOR CONSIDERATION:

The following motions are provided to assist the Commission’s decision.

I move that the Planning and Zoning Commission accept the findings and **APPROVE** the request to allow on-site sewage at 123 Frederick Street subject to the two stipulations recommended by staff.

OR

	I move that the Planning and Zoning Commission DENY the request to allow on-site sewage at 123 Frederick Street based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.)
Strategic Alignment	N/A
Financial Considerations	N/A
Citizen Input/Board Review	Public hearings and notifications are not required for this request.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or deny the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Attachment 1 – Aerial Map Attachment 2 – Variance Request Attachment 3 – Future Land Use Map Attachment 4 – Zoning Map Attachment 5 – Environmental Constraints Map Attachment 6 – Cost Estimates Attachment 7 – Property Survey Attachment 8 – Sewer Map