

**City Council
Agenda Memo**



**City Council
Meeting Date: 8/28/2014**

TO: Larry D. Gilley, City Manager

**FROM: Jon C. James, AICP
Director of Planning and Development Services**

SUBJECT: Plat Waiver to the required extension of municipal sewers for Lots 4 & 5, Replat of Block 18, Section 2, Abilene Plaza Addition.

GENERAL INFORMATION

A new plat is proposing a 2-lot subdivision within the Abilene Plaza Addition located in the vicinity of Plaza St and N. 3rd St. The proposed subdivision does not currently have access to the City's sanitary sewer system. The Land Development Code (LDC) requires the extension of the City of Abilene's sanitary sewer system for any subdivision within City limits.

The required extension of municipal sewers may be waived wherever the City Council finds that:

1. such extension would require unreasonable expenditures, as compared with other methods of sewage disposal,
2. on-site sewage disposal facilities will function properly, and
3. there are not substantial negative impacts for development on adjacent properties and surrounding areas.

Additionally, the advice of the Planning Director and the Director of Water Utilities, or designees, shall be considered in making a decision.

The applicant is requesting a waiver to the required extension of municipal sewers. The section requested to be waived is Section 3.2.5.2 (a). The applicant is requesting the waiver based on the number of lots, the proposed use (power generation), and that the properties are at the end of the sanitary sewer main line.

STAFF RECOMMENDATION

Staff has review the request and recommends approval of the requested plat waiver. The waiver would block the westerly extension to Plaza St of the sanitary sewer through the project. However, those affected properties to the west of Plaza St (west of project) do have access to sanitary sewer both along N. 3rd Street and along Lockheed Way. The sewer along Lockheed Way is of sufficient depth to serve the lowest point (southeast corner) on the affected property to the west of the project.

ATTACHMENTS

Request for plat waiver (July 29, 2014)
Exhibits

Prepared by:

Name: Jon James

Title: Planning Director

August 15, 2014

Item No. 7.2

Disposition by City Council

- ☐ Approved Ord/Res# _____
- ☐ Denied _____
- ☐ Other _____

City Secretary



July 22, 2014

City Council of Abilene, Texas

To Whom It May Concern,

Distributed Generation Solutions Prime 2, LLC (DGSP2) is currently constructing a new electric generation plant, named Plaza Street Generation, at 349 Plaza Street in Abilene, Texas.

To perform this project, DGSP2 purchased the west one-half of the 2.871 acre tract out of Block 18, Section 2, Abilene Plaza Addition. A minor replat request was submitted to the City and later approved. DGSP2 was then informed the City ordinance required either an extension of the existing sewer line to allow for connection or a waiver from the City for exemption.

This new facility will generate up to 10,000 kilowatts of electrical power for delivery into the local electrical distribution system. This electrical power will be provided by the facility when the Electrical Reliability Council of Texas (ERCOT) energy generation and distribution market functions indicate electrical power is needed on the system or capability testing of the facility is required.

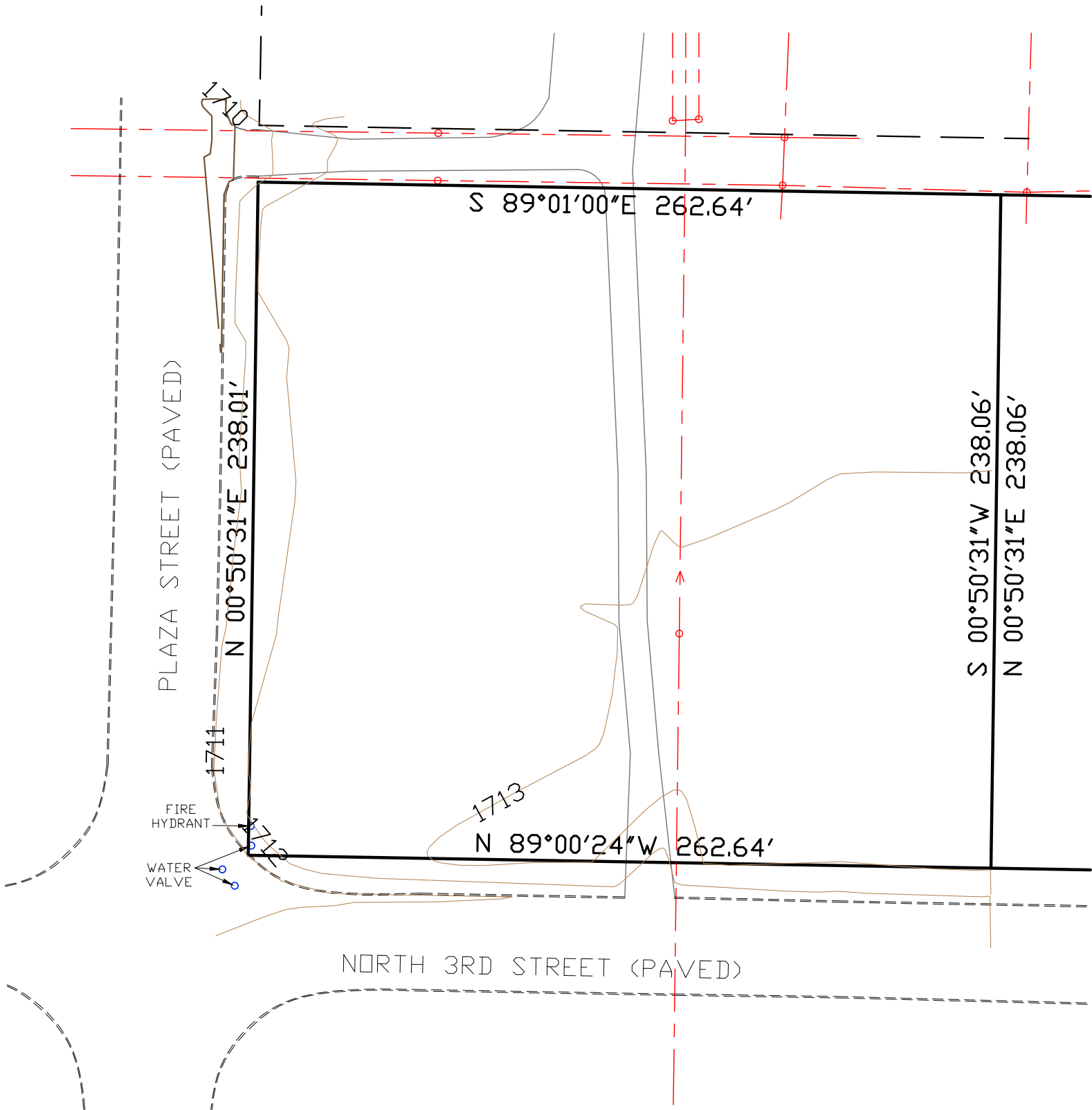
The expected life of this new DGSP2 facility is over fifteen years. Once the project is completed, it will be unmanned and operated remotely. For this reason, there are no restrooms, kitchens or other associated facilities requiring connection to the City's sewer system. There will be a water supply connection, but its only use will be for the minimal maintenance of generator radiator levels that is required once every several years.

For these reasons, DSGP2 requests a waiver from a connection to the City's sewer system as its need by this facility is not required.

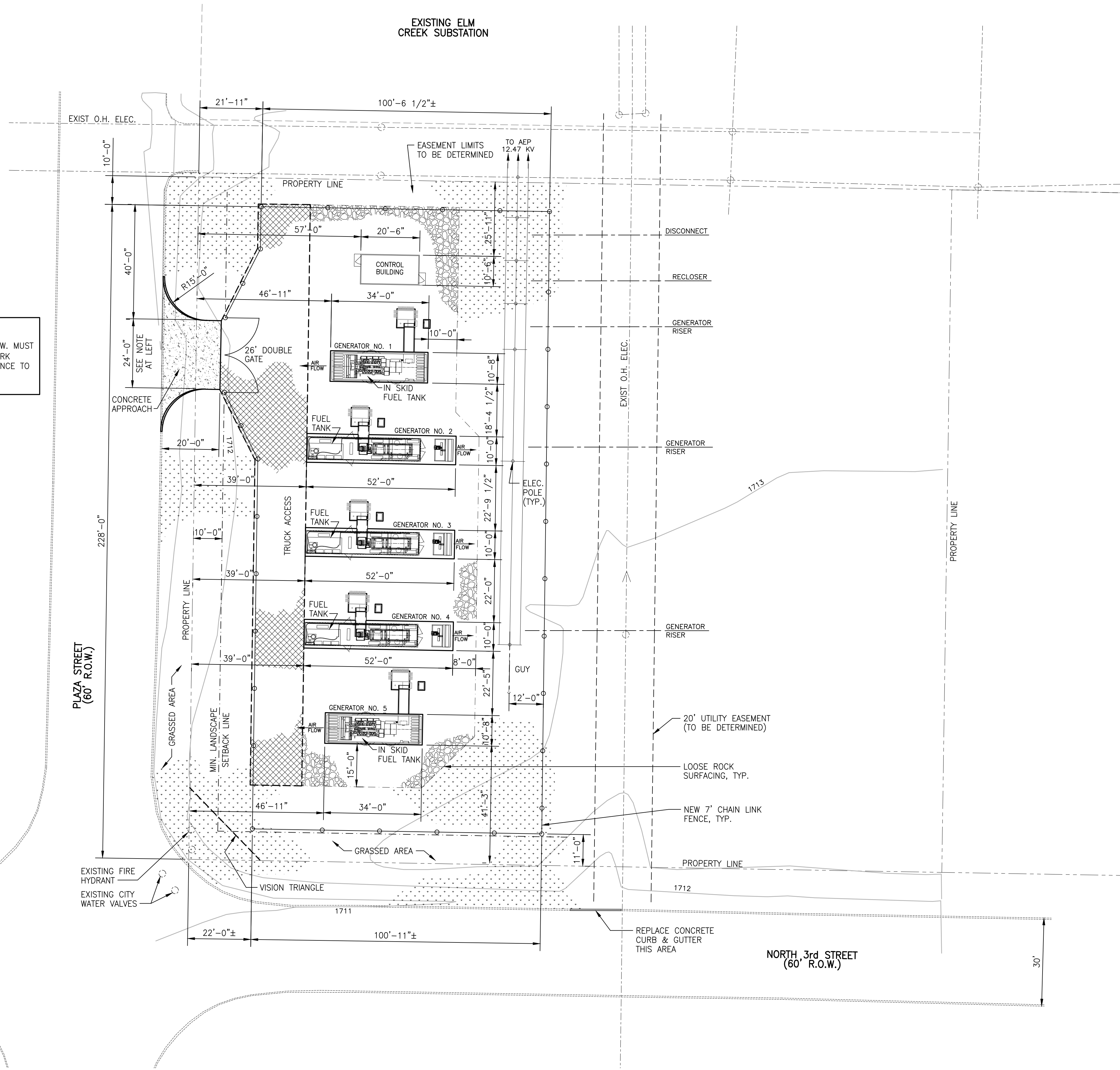
Sincerely,

A handwritten signature in black ink that reads "Carey Jordan". The signature is written in a cursive, flowing style.

Carey Jordan
Senior Vice-President
DGSP2, LLC



NOTE:
DRIVEWAY APPROACH IN PUBLIC R.O.W. MUST BE PERMITTED BY CITY'S PUBLIC WORK DEPARTMENT AND BUILT IN ACCORDANCE TO ORDINARY STANDARDS THEREOF.



- LEGEND:**
- PROPERTY LINE
 - - - EXISTING O.H. ELECTRICAL
 - 7" CHAIN LINK FENCE (W/ 3 STRANDS BARBED WIRE AT TOP)
 - [Pattern] ROCK SURFACING
 - [Pattern] GRASSED AREA
 - [Pattern] CONCRETE
 - [Pattern] GRAVEL ROADWAY AREA

SITE PLAN AREAS:
ENTRY APPROACH - 583 FT²
FENCING:
AREA WITHIN - 22,412 FT²
PERIMETER - 636 FT
ROCK SURFACING:
(1 FT OUTSIDE FENCE) - 15,636 FT²
EQUIPMENT & BUILDING AREA
(INCLUDED IN ROCK SURFACING) - ±2701 FT²

BUILDING AREAS:		DIESEL FUEL TANKS CAPACITY:	
CONTROL BUILDING	- 216 FT²		
GENERATOR NO. 1	- 363 FT²		3,512 GALLONS
GENERATOR NO. 2	- 520 FT²		2,000 GALLONS
GENERATOR NO. 3	- 520 FT²		2,000 GALLONS
GENERATOR NO. 4	- 520 FT²		2,000 GALLONS
GENERATOR NO. 5	- 363 FT²		3,512 GALLONS
TOTAL	- 2502 FT²		13,024 GALLONS

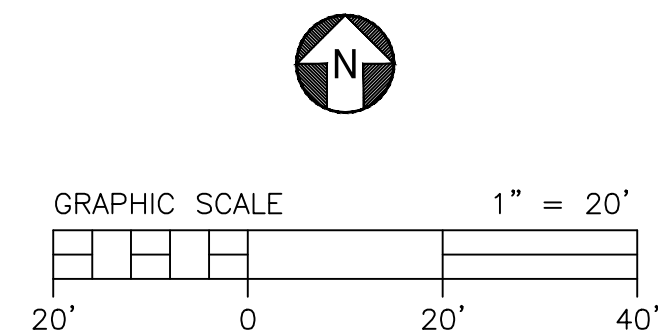
BUILDING FINISH FLOOR ELEVATION:
CONTROL BUILDING = 1713.25
ALL OTHERS = 1713.50

FLOOD HAZARD INFORMATION:
THIS SITE IS NOT WITHIN AN AREA OF SPECIAL FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48441CD20BF, DATED JANUARY 6, 2012.

BENCHMARK ELEVATION
THE VERTICAL ELEVATIONS ARE REFERENCED TO THE CITY OF ABILENE BENCHMARK COA #297 WITH AN ELEVATION OF 1714.89. AN ONSITE BENCHMARK THAT IS TIED TO COA #297 HAS BEEN ESTABLISHED AS THE TOP OF THE OPERATING NUT ON THE FIRE HYDRANT AT THE NE CORNER OF THE PLAZA STREET AND NORTH THIRD STREET INTERSECTION. THE ONSITE BENCHMARK HAS AN ELEVATION OF 1714.55.

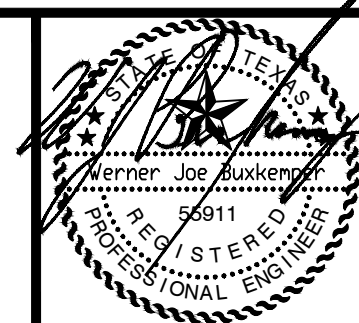
PROPERTY DESCRIPTION
West 1/2 of that certain 2.871 acre tract of land out of Block 18, Section 2, Abilene Plaza Addition to the City of Abilene, Taylor County, Texas, described as Tract #2 in that certain deed recorded in Volume 2126, Page 812, Official Public Records, Taylor County, Texas, reference to which is hereby made.

1 SITE PLAN - 349 Plaza Street
SCALE: 1" = 20'



REV.	DATE	BY	DESCRIPTION	APPD.
A	5-9-14	CWC	ISSUED FOR APPROVAL	WJB
B	5-13-14	CWC	ISSUED FOR PERMITTING	WJB
C	5-30-14	CWC	ISSUED FOR BID	WJB
D	6-12-14	SDM	ISSUED FOR GENERAL REVISION	WJB
E	7-10-14	SDM	ISSUED FOR CONSTRUCTION	WJB

LAUREN
Engineers & Constructors, Inc.
801 South First Street Abilene, Tx. 79602
(325)670-9660 Fax (325)670-9672
www.laurenec.com



PROJECT: **DGS PRIME 2, LLC**
PLAZA STREET
GENERATION FACILITY
Abilene, Texas

DRAWING TITLE: **SITE PLAN**

DRAWN: CWC	JOB NO. MP2003-001	REV. 0
CHECKED: WJB	DATE: 5-6-14	
SCALE: 1" = 20'		
DRAWING NO.		

C10-01