



18-Lot Temporary Pump & Haul

Feller's Tract

Timeline and Why P&H is Being Requested

Project Timeline & Considerations

- **April 2022:** Feller's granted the City a critical wastewater easement for the Western Interceptor in exchange for an allocation of **80 LUEs**, providing long-term benefit to the City and its residents.
- **April 11 +/- 2025:** The Texas Supreme Court upheld the City's discharge permit, allowing the City's wastewater treatment plant project to move forward.
- **April 21, 2025:** Tri Pointe entered into a contract to purchase the 14-acre property. At that time the understanding that the City's wastewater treatment plant was anticipated to be operational in late **2027**, before the first residents would occupy the community.
- **Project schedules have since shifted**, creating the need for a temporary pump-and-haul solution.

Why Pump-and-Haul is Appropriate

- **Temporary need:** The City's wastewater treatment plant is anticipated to be commissioned in **late 2028**. With first home occupancies not expected until **early 2028**, pump-and-haul would only be needed during the interim period—**anticipated to be less than 12 months**.
- **Minimal operational impact:** The development includes only **18 homes**, at full buildout. Pump trucks will be comparable to typical septic service vehicles, with wastewater stored in a single enclosed container, potentially equipped with odor mitigation measures.

City Benefit and Considerations

City Benefits

- Tri Pointe has secured a third-party wastewater easement that follows the City's preferred alignment to the north from the interceptor in private easements (TPH, neighbor, and expanded Feller's easement area).
- Without this easement, the City would likely need to acquire additional right-of-way, exercise condemnation authority, or rely on a future developer to secure the same easement, which would be extremely unlikely.
- The easements preserves a future wastewater corridor that will improve connectivity and expand access to City wastewater service for future development.

Considerations

- Regardless of the Council's decision, its likely that at least 1 City resident will be disappointed by either option for approval.
- Feller's have waited more than **four years** to utilize the **80 LUEs** granted in exchange for the City's wastewater easement and, without pump-and-haul, would face an additional delay of at least **18+ months**.
- Approval allows the City to realize the value of the easement already secured while enabling a low-density, 18-home development to move forward.
- Although Feller's hold an allocation of **80 LUEs**, the proposed development includes only **18 homes**, reflecting a deliberate decision to pursue a lower-density project which benefits neighbors and aligns with the City's preferred vision for the property.