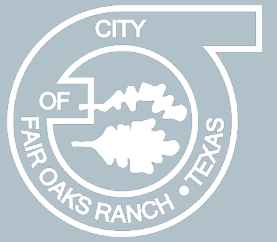


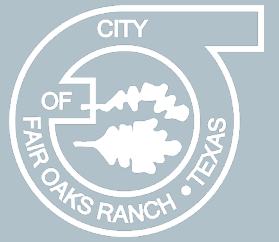
Wastewater CCN Incorporation for 29580 Ralph Fair Rd.



October 17, 2024

Grant Watanabe, P.E., CFM
Director of Public Works

Public Utility Commission Map



Public Utility Commission of Texas Water and Sewer CCN Viewer

Find address, CCN number, county, or Leg. district

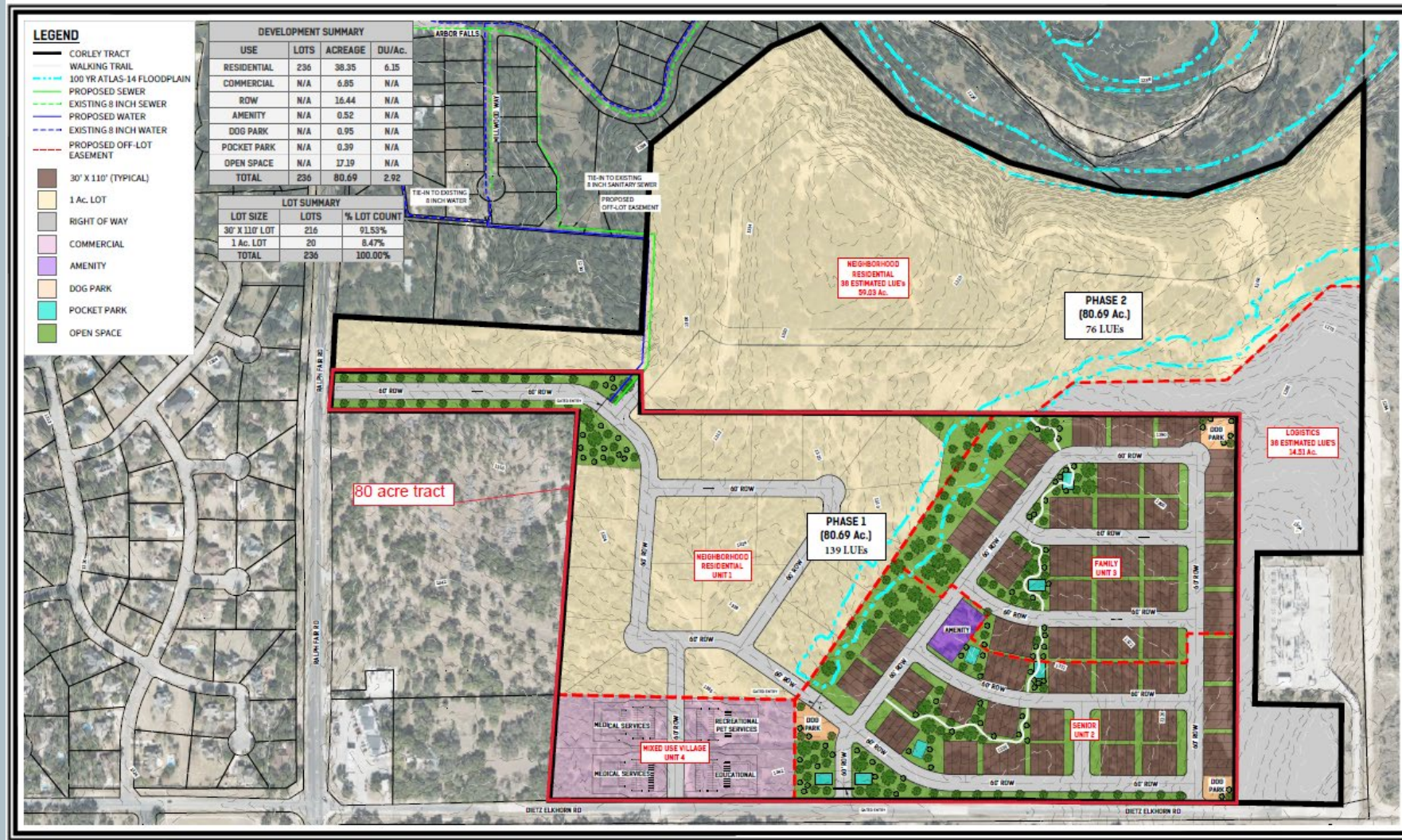
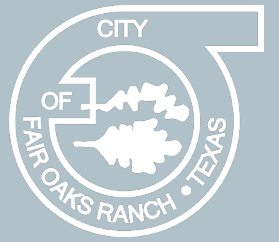
Certificated Service Area (Sewer)

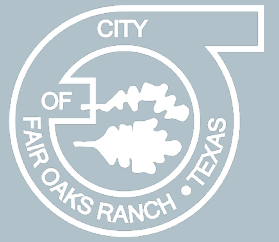
CCN NO.	20497
UTILITY	CITY OF FAIR OAKS RANCH
DBA	
CCN TYPE	Bounded Service Area
STATUS	Commission Approved

Subject 80-acre tract part of the 160-acre parcel

29.772 -98.700 Degrees

Master Development Plan



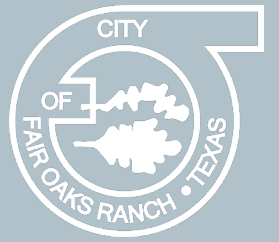


Wastewater Flow Estimate

- Calculations based on the following:
 - Proposed Uses
 - Estimated connections (LUEs) for each use
 - Historical wastewater generation of 160 gallons per day per residential connection

Table 1: Phase 1 Development Data

Type	Units	Wastewater connections (LUEs)	Wastewater generated using 160 gal per connection daily
Neighborhood Residential (1 acre lots)	20	20	3,200 gal
Mixed Use Village	4	8	1,280 gal
Logistics (Townhomes) and Amenity Center	216	109	17,440 gal
Total		137	21,920 gal

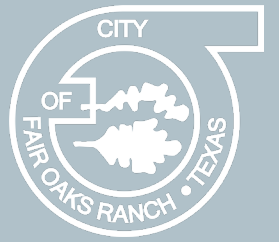


Wastewater Flow Estimate

- Development aligns with planned number of connections in the City's Water, Wastewater and Reuse Master Plan
 - Similar uses assumed for Phase 2 (not part of Master Development Plan)
 - Estimated connections (LUEs) for each use
 - Total connections between Phase 1 (137) and Phase 2 (74) is 211

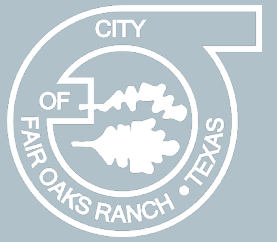
Table 2: Phase 2 Development Data

Type	Units	Wastewater connections (LUEs)	Wastewater generated using 160 gal per connection daily
Neighborhood Residential (1 acre lots)	37	37	5,920 gal
Logistics (Townhomes) and Amenity Center	74	37	5,920 gal
Total		74	11,840 gal



Staff Analysis

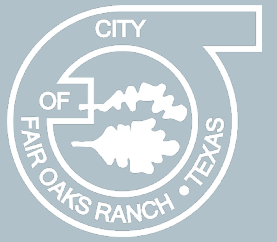
- 2019 Water, Wastewater, and Reuse Master Plan
 - Allocates 215 connections for 160-acre parcel
- Master Development Plan shows 137 LUEs for 80-acre parcel
- Wastewater Flow Generated
 - Approx. 21,920 gallons per day
- Wastewater Treatment Plant Capacity
 - Permitted: 500,000 gallons per day
 - Average Daily Flow: 300,000 gallons per day
 - WWTP is capable of handling additional flow from the proposed development
- Infrastructure Needs
 - Cojak Circle Manhole and Sewer Upgrade



Staff Recommendation

Staff recommends approval of the requested Wastewater CCN extension based on anticipated generation and available wastewater capacity, contingent on approval of the developer's Master Development Plan.

The Master Development Plan will be considered at a future meeting.



Next Steps

- Planning and Zoning Commission to consider the Master Development Plan on November 14.
- City Council to consider the Master Development Plan on December 5.
- City and Developer enter into Sewer Service Agreement to memorialize number of LUEs, related fees and any contribution towards infrastructure improvements.
- Staff submits CCN amendment application to the Public Utility Commission.