

Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Aaron Russell, P.E., Public Works Director

Date: September 8, 2009

Subject: Public hearing and consideration of a variance for the installation of a water well for irrigation purposes for a Joshua ISD Middle School Site located at 6801 FM 1902. (Case 09-053)

Council Action Requested:

1. Conduct a public hearing, and
2. Approve or deny a variance request for the installation of a water well for irrigation purposes for a Joshua ISD Middle School Site located at 6801 FM 1902. (Case 09-053)

Background Information:

The Joshua Independent School District is constructing a new middle school south of Caddo Elementary on FM1902. The district is currently in the development phase of the project. The construction plans show a water well to supply irrigation water to the site. The JISD is seeking a waiver from Sections 7.3.B and D of the City of Burleson Subdivision Ordinance which read as follows:

“7.3 Developments may be approved with alternative water facilities according to the following criteria:

- B. Water wells may not be used for the sole purpose of providing irrigation.
- D. Cost to tie onto the city water system exceeds the certified initial capital cost of a well by 25 percent....”

The cost to install the well is estimated at \$25,000 and will exceed the cost to tie into the water system. The estimated yearly water bill for irrigation is \$15,600. Based on anticipated water use and the cost of the installation, it is estimated that the cost of installation will be recouped within two years.

The new middle school site is located within the Johnson County Special Utility District (JCSUD) service area. Staff has required the waiver request because we enforce our ordinances on all water systems that are located within the City. We have received a letter from JCSUD stating that they do not have authority to prohibit the installation of a water well.

The purpose of the well is to provide irrigation for the school property. The positive aspect of the well is that it contributes to water conservation for the public system and saves the citizens tax dollars due to the savings of the water purchase cost by the JISD. The negative aspect of the well is that it reduces revenues to the JCSUD and contributes to the depletion of the aquifer.

Board/Citizen Input:

The Planning and Zoning Commission unanimously approved the variance request at its August 4, 2009 meeting.

Public notice was sent to seven property owners within 200' of the property as required by the Subdivision Ordinance. No comments have been received by staff.

Financial Considerations:

There is no expenditure of municipal funds associated with this item.

Attachments:

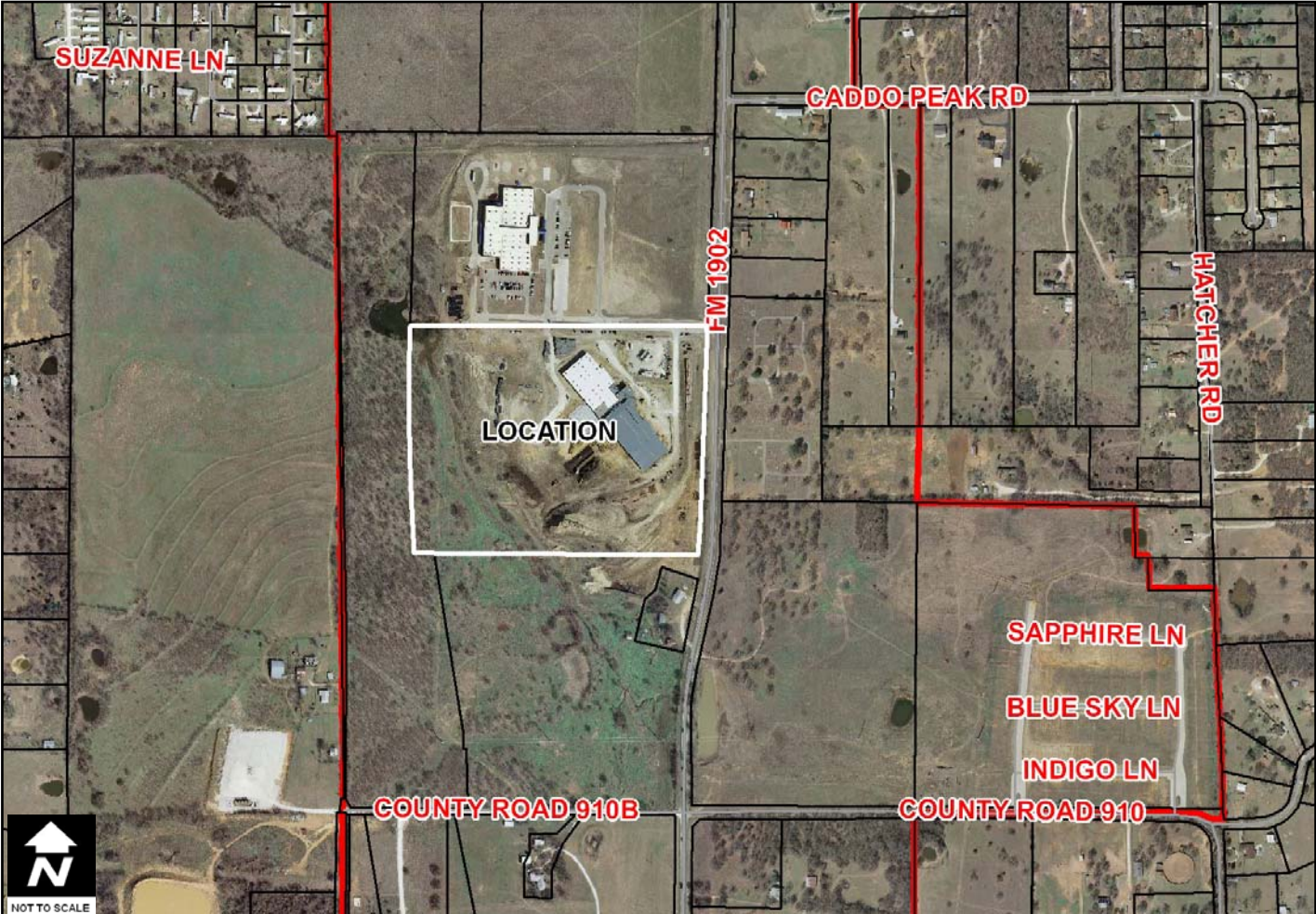
1. Location/ Aerial Map
2. Variance Request Letter
3. Letter from JCSUD
4. Section 7.3 of the Subdivision Ordinance

Staff Contact:

Mandy Clark, Deputy City Engineer
817-426-9616
mclark@BurlesonTx.com

Attachment 1

Location / Aerial Map



Attachment 2
Variance Request Letter



Support Services
522 Stadium Dr.
Joshua, Texas 76058

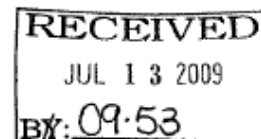
O/ 817-426-7500 metro
817-202-2500 Ext. 1351
F/ 817-202-9823

Joshua ISD is requesting a wavier to drill water well located off FM 1902 at Caddo Grove Middle School. This request is in regards to Burseson Subdivision and Development Ordinance, Article 7, Water and Sanitary Sewer Requirements, Section 7.3; paragraph B, "Water wells may not be used for the sole purpose of providing irrigation". This well will provide adequate water, along with a detention pond, and storage tanks for the use of irrigating the football field, trees and shrubs of the school grounds.

Ordinance Article 7.3.D of the Burseson Subdivision and Development Ordinance: "The cost to tie onto the public water must exceed the certified initial capital cost of a well by 25 percent." The current yearly water bill for Caddo Elementary School is approximately \$15,600.00. This figure does not project the initial \$150,000.00 for connection of Caddo Middle School to the water system. This well along with a detention pond will serve as the primary source of water for a football field along with greenery (trees, lawns, and scrubs) at both school locations. The estimated cost for drilling is \$ 25,000 00. If approval is granted this proposed well will pay for itself inside of two years. This projection is based solely on the current monthly water bill.

A handwritten signature in black ink, appearing to read "Clint Colvin".

Clint Colvin
Director of Maintenance & Construction



Attachment 3
Letter from JCSUD




Johnson County Special Utility District
"Quality and Service since 1965"

Memorandum

DATE: 7/13/2009

TO: Mr. Merle Breitenstein - JISD

FROM: Terry Kelley, General Manager 

SUBJECT: Memorandum of Understanding Related to JISD in drilling
a Water Well for Irrigation

This is to advise that JCSUD does not have jurisdictional authority to consider, direct, oversee, review, inspect, etc. related to an individual or entity contemplating drilling a water well within the District boundary or the certificated area of service.

Attachment 4
Section 7.3 of the Subdivision Ordinance

7.3 ALTERNATIVE WATER SYSTEMS

Developments may be approved with alternative water facilities according to the following criteria:

- A. Water well operation and quality shall meet the minimum requirements of the Texas Commission on Environmental Quality, Johnson or Tarrant Counties, City health ordinances, and all other regulatory agencies, if applicable.
- B. Water wells may not be used for the sole purpose of providing irrigation.
- C. Water wells may not be used for commercial sale of water.
- D. The cost to tie onto the public water system must exceed the certified initial capital cost of a well by 25 percent. All cost and engineering design shall be submitted by a licensed professional engineer. All costs and engineering designs submitted shall be accepted by the Public Works Director and the City's Environmental Services Manager. By state law, if a residence is within 100 feet of a domestic water supply, that residence must hook up to that service.
- E. An applicant for approval of an individual water well shall submit the following evidence to the Director of Public Works:
 - 1. Water quality tests;
 - 2. Affidavits stating that no more than three families will use the well, and the well water will not be used in any commercial sales; and
 - 3. A certified cost estimate of well installation.
- F. The installation of an individual well must be a minimum distance of 150 feet from any domestic water line. Upon review of this evidence, the director of public works may issue a water well permit.