

Started: 6:03 p.m.
Ended: 6:05 p.m.
Item #2.1
Preliminary & Final
Replat Approval:

A Replat of Lots 33A and Lots 33B,
Southwind Estates Unit II
A tract of land containing 1.01 acres of land out of Lot 33,
Southwind Estates Unit II
R-1A
Developer: Carlos and Diana Lerma
Engineer: Javier Hinojosa Engineering

Ms. De Luna went over the write-up stating the subject site is located along the west side of Don's Drive between Merlin Drive and Terrace Drive. The developer is proposing this single-family lot to be developed into two single family lots. – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Southwind Estates Unit II was subdivided, water and sewer services were made accessible and can be stubbed out for each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits. A Capital Sewer Recovery Fee will be required at \$200.00 for the new lot.

STREETS & STORM DRAINAGE

This property will have access to Don's Drive. The existing storm water runoff goes at an easterly direction based on a non-developed lot. The proposed development will increase runoff to a maximum of 5.25 cubic feet per second for an increase Q of 3.94 cubic feet per second based on a 10-yr storm event. Lot 33A shall be required to detain 1,004 cubic feet and Lot 33B shall be required to detain 2,019 cubic feet. Individual detention plan shall be submitted as part of the building permit. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Payment of Park fees (\$500/Lot) for the new lot
- Street lighting already exists
- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery fee and Park fee and complying with all other typical format findings.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the replat. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.