

Started: 5:46 p.m.

Ended: 5:46 p.m.

Item #3.0

Preliminary & Final:

Plat Approval

Turtle Cove Subdivision

Being 7.417 acres out of Lot 33-1,

West Addition to Sharyland

R-2

Developer: Town and Country McAllen, LLC

Engineer: Trimad Consultants, LLC

Mr. Ramirez went over the write-up stating the subject site is located approximately 900' from the intersection of Inspiration Rd. and W. Mile 3 Rd. The property is currently open with a proposed use of Twenty-five (25) duplex-fourplex lots and one (1) detention pond. — see plat for actual dimensions, square footages, and land uses.

WATER: The water CCN belongs to Sharyland Water Supply. The developer is proposing to connect from an existing 8" water line located along the east side of White Oak Dr. and to extend into the subdivision with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as via direction of the Fire Marshal's office. – see utility plan

SEWER: Wastewater service will connect into an existing 8" sewer main located on the west side of White Oak Dr. An internal 8" sewer line system will provide sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$16,750.00 (\$670.00 x 25 lots).

STREETS & STORM DRAINAGE: The proposed internal streets will be 38' Back-to-Back for White Oak Dr. and all other streets will be 32' BB within a 50' Right of Way. Access will be from W. Mile 3 Rd. The proposed drainage for this subdivision will consist of the water flowing into a detention swale through 6' curb cuts and a pvc bleeder line that leads to a proposed drainage manhole that discharges into an existing grate inlet located west of the SW corner of the property. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Water District Exclusion
- Escrow Park fees (100 lots x \$500 = \$50,000.00)
- Installation of Street Lighting as per City Standards
- Must Comply with all other format findings

RECOMMENDATION: Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

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

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to the approve the Site Plan. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.