

Started: 5:46 p.m.

Ended: 5:46 p.m.

Item #4.0

Preliminary & Final:

Plat Approval

Palmettos Cove Subdivision

2.122 acres of land, being a

Part or portion of Lot 22-1

West Addition to Sharyland

R-4

Developer: Aaron Balli Jr.

Engineer: R.O. Engineering, PLLC

Mr. Ramirez went over the write-up stating the subject site is located approximately 360' east of Inspiration Rd. north of Barnes St. The developer is proposing (31) Thirty-One Open Spaces for RV Park development with (2) Two lots to be designated for storm water detention purposes — see plat for actual dimensions, square footages, and land uses.

WATER: The site will be supplied by the existing 8" water line running to and thru the property which is looped for compliance and a fire hydrant complete with its assemblies. A 2" house meter will be installed to service each unit. – see utility plan

SEWER: Sanitary sewer will be available by an existing 8" private service tied to an existing 8" sewer system located on the east side of this development. The Capital Sewer Recovery Fee will be required at \$75.00/Lot which equates to \$2,325.00 (\$75.00 x 31 Lots).

STREETS & STORM DRAINAGE: The proposed internal street will be a 24' Back-to-Back private drive with access from Barnes Street. The proposed drainage for this subdivision shall consist of surface runoff from the lots into the street and collected by Type "A" inlets. Pipe sizes range from 18" to 24" which will carry storm water into 2 detention ponds located at the entrance of this development and ultimately released into the City's system located along the east right-of-way of Inspiration Rd. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Water District Exclusion
- Escrow Park fees (31 lots x \$500 = \$15,500.00)
- 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.

Mr. Aaron Balli was present. He mentioned some history of the property he was proposing to develop. He stated that that this property was the last property that was zoned for mobile homes. He added that he looked at the option of doing several lots but it wouldn't be cost efficient. He mentioned that he was asking for several variances and would make the park look nice.

Mr. J.D. Villarreal asked if there were any provisions for grandfathered property?

Chairwoman Izaguirre stated that was a legal question.

City Attorney stated that if the R-5 zone still existed and he didn't comply with the R-5 and asked for variances. He stated that what the applicant was really doing was changing the zone to an R-4.

Ms. De Luna stated then all he had to do was replat the property.

Chairwoman Izaguirre stated as a one lot subdivision.

Ms. De Luna stated "yes" R-5 allowed spaces. She added that the R-5 zone didn't exist.

Chairwoman Izaguirre stated that in order to meet the R-4 requirement all he needs to do is meet the lot distribution.

Ms. De Luna stated that it had to be lots and not spaces. She mentioned that the lots cannot be rented.

Chairwoman Izaguirre asked if the developer had an approved drainage report.

Mr. Balli stated "yes"

Discussion amongst the board members.

Ms. De Luna stated that minimum sq. ft. of a lot is; 5000 sq. ft for internal lots; 6000 sq. ft for corner lots.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to the approve the subdivision as presented. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.