

Started: 6:51 p.m.

Ended: 6:52 p.m.

Item #4.0

Preliminary & Final

Replat Approval:

Edna Subdivision

**A 0.42 acres of land, more or less, of the east
47' of Lot 6 and all of Lot 7, Block 3, Parkview**

No. 1 Subdivision

R-1

Developer: Josefina Lopez de Longoria

Engineer: I.N. Civil Designs, LLC

Ms. De Luna went over the write-up stating the site is located approximately 215' west of Highland Park Ave. on the south side of Pamela Dr. The proposed Edna Subdivision will consist of 2 single family residential lots. The developer is requesting a variance for the minimum lot frontage from 60' to 54.5', per Zoning Code, Appendix A, Area requirements.

WATER

The developer will propose a new water meter to Lot 1 by connecting to an existing water line located at the alley.

SEWER

A proposed sanitary sewer service connection will be provided for Lot 2 by connecting to an existing 6" sanitary sewer line located within the rear alley. The Capital Sewer Recovery Fee is required at \$200.00/Lot.

STREETS & STORM DRAINAGE

Lots 1 and 2 will abut Pamela Dr. which is an existing city owned and maintained curb & gutter roadway complete within a paved ROW. Drainage calculations reveal a total of 1,705 cubic feet of storm runoff should be detained within the property's green areas (852.50 cubic feet per lot). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Escrow Park fees (\$500/Lot)

RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery Fee, Park Fee, and Approval of the variance requested.

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. Mrs. Austin moved to close the hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to the approve the Preliminary & Final Replat Approval. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.