

**Started: 5:55 p.m.**

**Ended: 5:56 p.m.**

**Item #2.0**

**Preliminary & Final**

**Plat Approval:**

**Sendero Phase I Subdivision**

**Being a resubdivision of 51.376-acre tract  
of land out of the south end of Porcion 52  
PUD (R-1)**

**Developer: Rhodes Development, Inc.**

**Engineer: Melden & Hunt, Inc.**

Mr. Gabriel Ramirez went over the write-up stating the proposed subdivision is part of a master plan located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road. The developer is proposing (156) One Hundred Fifty-Six Single Family Residential lots.

### **WATER**

The developer is proposing to connect to an existing 12" water line located along the south R.O.W. of Mile One South Rd. and extend an 8" water line through the subdivision providing a 2" water service to each lot. There are 11 proposed fire hydrants via direction of the Fire Marshal's office.

### **SEWER**

The developer is proposing to connect to an existing manhole within the R.O.W. at the southern access of the development and extend a 12" line west along the north side of the Perezville Ditch. A proposed 8" Sanitary Sewer line will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$30,600.00 (\$200 x 156 Lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way, access will be from Mile One South Rd. and/or Inspiration Rd. The proposed storm drainage system will consist of multiple curb inlets ranging in size from 24" to 42" RCP. Surface and street runoff will be caught by said inlets and conveyed via storm lines into the Perezville Drain (owned by H.C.D.D. No. 1) adjacent to south side of this property and ultimately have an outfall into the Mission Pilot Channel system of the H.C.D.D No.1 via 5'x5' box culvert under the United Main Canal. The development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study. The required detention of 278,000 cubic feet (6.336 ac-ft) shall be provided within the Perezville Drain Ditch widening. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.  
Installation of Street Lighting as per City Standards

### **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Provide Water District Exclusion
3. Comply with all other format findings

Chairwoman Izaguirre asked the board if they had questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the request as recommended by staff. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.