

**Started: 5:54 p.m.**

**Ended: 5:55 p.m.**

**Item #2.0**

**Preliminary & Final**

**Plat Approval:**

**Western Meadows Subdivision**

**A 16.00 acre tract of land, more or less, being all of**

**Lot 18, Block 7, Texan Gardens Subdivision**

**Rural E.T.J.**

**Developer: Nordhausen Utility Construction, LLC**

**Engineer: Nain Engineering, LLC**

Mr. Ramirez went over write-up stating the proposed subdivision is located at the southwest corner of the intersection of Mile 5 North and Western Road (Mission Rural ETJ) – see vicinity map. The developer is proposing (21) Twenty-One Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

### **WATER**

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 12" water line located along the north side of Mile 5 North with a 1" dual/single connection within a 2" casing to provide water service to Lots 1 & 2, and 7-21. For Lots 3-6, services will tie into an existing 8" water line along the west side of Western Rd. There are 3 fire hydrants provided to be used as filling stations via direction of the Fire Marshal's office – see utility plan.

### **SEWER**

Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county's typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission's Sewer CCN.

### **STREETS & STORM DRAINAGE**

Access for Lots 1, 2, and 7-21 will be from Mile 5 North and for Lots 3-6 will be from Western Rd. The storm runoff after development will increase 7.27 cfs for a total of 16 cfs (50-year design) to be detained within the property by proposed detention areas at the front of the lots and ultimately discharging into the regraded road-side ditch. The City Engineer has reviewed and approved the drainage report.

### **RECOMMENDATION**

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the subdivision. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.