

**Started: 6:01 p.m.**

**Ended: 6:03 p.m.**

**Item #3.1**

**Preliminary & Final  
Plat Approval:**

**Las Misiones de San Jorge Subdivision  
Being a 48.744 acre tract of land, more or less,  
out of Lots 9-5, 9-6, 10-6, and 10-5,  
West Addition to Sharyland**

**R-2**

**Developer: Cabe Investments, LP**

**Engineer: Izaguirre Engineering Group, LLC**

Mr. Ramirez went over write-up stating This subdivision is located along the south side of Military Parkway, approximately 400 feet west of F.M. 1016 (Conway Ave.). The developer is proposing one hundred twenty-six (126) Duplex-Fourplex Residential lots.

### **WATER**

The developer is proposing to connect from an existing 12" water line located along the south side of Military Pkwy and looped with a proposed 8" water line to service each lot. They are proposing 13 fire hydrants as via direction of the Fire Marshal's office.

### **SEWER**

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 15" sanitary sewer system located on the west side of Conway Ave. The Capital Sewer Recovery Fee will be calculated per Duplex - 2 x 175 gpd (\$330.00) and Fourplex - 4 x 175 gpd (\$670.00) / Lot.

### **STREETS & STORM DRAINAGE**

The proposed internal streets will be 32' Back-to-Back within 50' Right of Ways. Access will be from Military Pkwy. Utilizing the 50-year frequency event, the surface storm water runoff of the proposed development site will be intercepted by proposed Type "A" inlets installed along the proposed streets at appropriate locations. Said inlets will outfall into proposed detention areas on the northwest corner of the site which will be serviced by a 36" RCP ultimately discharging into an existing curb inlet on Conway Ave. with a proposed 8" PVC "Bleeder" drain line complying with TxDot criteria. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Water District Exclusion

Escrow Park fees (\$500.00 per dwelling unit)

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.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Sanchez moved to approve the subdivision. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.