

**Started: 6:00 p.m.**

**Ended: 6:01 p.m.**

**Item #3.0**

**Preliminary & Final  
Plat Approval:**

**Amber Grove Subdivision**

**Being a subdivision of a tract of land containing 5.000  
acres, being a part or portion out of Lot 42,  
Bell-Woods Co's Subdivision "C"**

**R-2**

**Developer: Real Estate Investments, LLC**

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

Mr. Ramirez went over write-up stating the proposed subdivision is located 1,857' north of the intersection of Mile 2 North Road & Trospen Road. The developer is proposing fourteen (14) four plex lots and 1 detention pond.

### **WATER**

The developer shall connect to an existing 8" water line located along the east side of Trospen Rd. just south of this site and extend into the subdivision. The water line will be 8" located on the south side of the ROW to be looped providing water service for each lot. There are 2 proposed fire hydrants via direction of the Fire Marshal's office.

### **SEWER**

Sanitary sewer service for this subdivision will tie into a proposed manhole located on the east side of Trospen Rd. The sewer line will extend into the subdivision along the north side of the ROW and collect from each lot thru a 6" stub out into the proposed 8" sewer main. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,800.00 (\$200.00 x 14Lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 40' back-to-back within a 60' Right of Way. Access will be from Trospen Rd. Proposed runoff after development is 25.56 cfs during the 50-yr storm frequency. Drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets. Pipe size diameter will be 24". The proposed storm system shall discharge into a proposed detention pond on the south side of the site which will then discharge into an existing City of Mission storm system network, located on the southwest corner of the site and on the west ROW of Trospen Rd. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Water District Exclusion

Must comply with all other format findings

Installation of street lighting as per City Standards

### **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees (\$500 x 14Lots = \$7,000.00)
3. Water District Exclusion
4. Compliance with all other format findings

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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