

Started: 7:42 p.m.

Ended: 7:43 p.m.

Item #3.0

Preliminary & Final:

Plat Approval

El Cordero Subdivision

Being a 20 acre tract of land out of Lots 25 & 26

Block 15, Texan Gardens Subdivision

Suburban ETJ

Developer: Pena Chapa Development, Inc.

Engineer: South Texas Infrastructure Group

Mr. Ramirez over the write-up stating that the subject site is located on Western Rd. approximately 2,700' north of 6 Mile Line Rd. (Mission Suburban ETJ) – see vicinity map. El Cordero Subdivision is a proposed 33 Single Family Residential lot subdivision.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" water line located along the west side of Western Rd. to provide water service to each lot. There will be 3 fire hydrants to be used as filling stations via direction of the Fire Marshal's office.

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

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Western Road. The proposed drainage system shall consist of internal inlets in the street to collect surface runoff. Pipes sizes range from 18" to 36" to have an outfall to PD-lateral, to be extended and maintained by HCDD No. 1. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommend approval subject to meeting the Model Subdivision Rules complying with the street alignment policy and meeting any comments from the County Planning Department.

Vice Chairman Barrera asked if the board had any questions.

There was none.

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