

Started: 5:56 p.m.

Ended: 6:01 p.m.

Item #4.0

Preliminary & Final

Plat Approval:

Capricorn Estates Subdivision

**Being a 9.43 acre tract of land, more or less, out of Lot "F",
B.L. Millers Resubdivision of Lots 16-20, Blk 4,**

Mission Groves Estates

R-1

Developer: LLAAG, LLC

Engineer: Homero L. Gutierrez

Mr. Hernandez went over the write-up stating that the subject site is located 1,470' West of Inspiration Road along the south side of W. Griffin Parkway (F.M. 495). The developer is proposing (44) Forty-Four Single Family Residential lots and (1) one detention pond.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect from an existing 8" water line located along the south side of W. Griffin Parkway (F.M. 495) and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants to be used as filling stations via direction of the Fire Marshal's office.

SEWER

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the south side of W. Griffin Parkway (F.M. 495). The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$8,800.00 (\$200.00 x 44 lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back-to-Back within a 50' Right of Way, access will be from W. Griffin Parkway (F.M. 495). The proposed drainage shall consist of surface runoff in green areas with excess drainage to be graded towards the streets directing the runoff into Type "A" inlets. The proposed storm system shall discharge into a detention pond at the northwest corner and northern portion of the subdivision. Excess storm water will then bleed thru a 24" RCP pipe, then with a 8" bleeder line connection to a proposed TY"CC" TxDot inlet. The total contributing 50 year developed storm water discharge of 50,442.48 cubic feet will be detained on the proposed site detention pond and released at 10-year flood rate of 8.11 cfs. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Escrow Park fees (44 Lots x \$500 = \$22,000.00)

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. Comply with all other format findings.

Chairwoman Izaguirre asked the board if they had questions.

Chairwoman Izaguirre asked if the City Engineer had reviewed it already?

Mr. Hernandez stated staff did not have the approved drainage report yet because the county was taking a little longer than usual.

Chairwoman Izaguirre asked if they changed the location of the drainage wouldn't the drainage district request a new drainage report.

Mr. Bocanegra city engineer stated the engineer would be submitting a letter to the drainage district.

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