

Started: 6:35 p.m.

Ended: 6:36 p.m.

Item #4.0

**Preliminary & Final
Plat Approval:**

Las Comadres #10 Subdivision

**Being a 64.658 acre tract of land out of a part of a
certain 243.51 acre tract out of Porcion 48**

Suburban E.T.J.

Developer: Carlos Leal

Engineer: South Texas Infrastructure Group

Mr. Ramirez went over write-up stating the subject site is located at the intersection of 4 Mile Line and Abram Rd. (Mission Suburban ETJ) – see vicinity map. The developer is proposing (47) Forty-Seven Single Family Residential lots.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to existing 8" water lines located along Abram Rd., 4 Mile Line Rd., and Brushline Rd. to provide water service to each lot. There are 7 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

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access to Lots 1-27 will be from Abram Road; Lots 28-32 will be from 4 Mile Line Rd; and Lots 33-47. The proposed drainage system shall consist of 10 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 18" to 30" to have an outfall to a regional detention pond being dedicated by plat to the Hidalgo County Drainage District # 1. This regional detention pond with an average depth of 20.50 ft. will provide a total capacity of 210.12 acre-ft (9,152,827.2 ft³). 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.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Moreno moved to approve the subdivision as recommended by staff. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.