

**Started: 6:36 p.m.**

**Ended: 6:37 p.m.**

**Item #4.1**

**Preliminary & Final  
Plat Approval:**

**Eduardo's Subdivision No. 26  
A 9.93 acre tract of land (North 10 acres recorded)  
out of Block 16, Texan Gardens Subdivision  
Rural ETJ  
Developer: Las Dianas Land Development  
Engineer: Izaguirre Engineering Group, LLC**

Mr. Ramirez went over write-up stating the subject site is located along the east side of Western Road approximately ½ mile north of Mile 6 Road. The developer is proposing 16 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

**WATER**

The water CCN belongs to the Agua Special Utility District. The developer is proposing to connect to an existing 8" water line along the west side of Western Rd. and extending a proposed 8" water thru the proposed subdivision to provide water service to each lot. There will be 3 fire hydrants to be used as filling stations per Fire Marshall.

**SEWER**

Sewage from this subdivision will be is to be treated by individual on-site sewage facilities consisting of a standard design dual compartment septic tank and drainage fields on each site. Each lot in the proposed subdivision is at least ½ acre in size. The sewer CCN does not belong to Mission.

**STREETS & STORM DRAINAGE**

The internal street is a 32' Back-to-Back within a 50' Right of Way. Access will be from Western Road. The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets thru 24" storm sewer lines flowing east into existing regional detention pond owned by the HCDD#1. Required detention volume per Hidalgo County Drainage District No. 1 policies concerning increased storm water runoff to be added to said regional detention pond owned by the HCDD#1. 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. Arcaute moved to approve the subdivision as recommended by staff. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.