

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #2.0

Preliminary & Final

Plat Approval:

Las Comadres #11 Subdivision

Being a 40.85 acre tract of land out of all of Lots 14, 15, 16, & 18, Nick Doffing Co. Subdivision

Suburban ETJ

Developer: Carlos Leal

Engineer: South Texas Infrastructure Group

Mr. Gabriel Ramirez went over the write-up stating the proposed subdivision is located on Doffing Road and approximately 3,000 feet north of 3 Mile Line (Mission Suburban ETJ). The developer is proposing (68) sixty-eight Single Family Residential lots.

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 Doffing Road to provide water service to each lot. There are 8 fire hydrants provided 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 Doffing Road. The proposed drainage system shall consist of 12 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 18" to 36" and will discharge into an existing Hidalgo County Drainage Irrigation District No. 1 Regional Detention Facility (RDF). The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

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

Chairwoman Izaguirre asked the board if they had questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Moreno moved to approve the request as recommended by staff. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.