

## **ITEM # 1.6**

### **PRELIMINARY & FINAL RE-PLAT APPROVAL:**

Re-Plat of Lot 6A and 7A, M.E.D.C. Subdivision  
Being a resubdivision of 3.113 acres, being all of  
Lots 6 and 7, M.E.D.C Subdivision  
C-3  
Developer: Teclo Garcia  
Engineer: Melden & Hunt, Inc.

### **REVIEW DATA**

#### **PLAT DATA**

The replat of Lot 6 and 7 is within the M.E.D.C. Subdivision located 330' east of the intersection of Victoria Street & S. Shary Road. — **see vicinity map**. The developer is proposing to modify the already existing lots. — see plat for actual dimensions, square footages, and land uses.

#### **Utilities**

When Mission Business Park was subdivided, water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

#### **STREETS & STORM DRAINAGE**

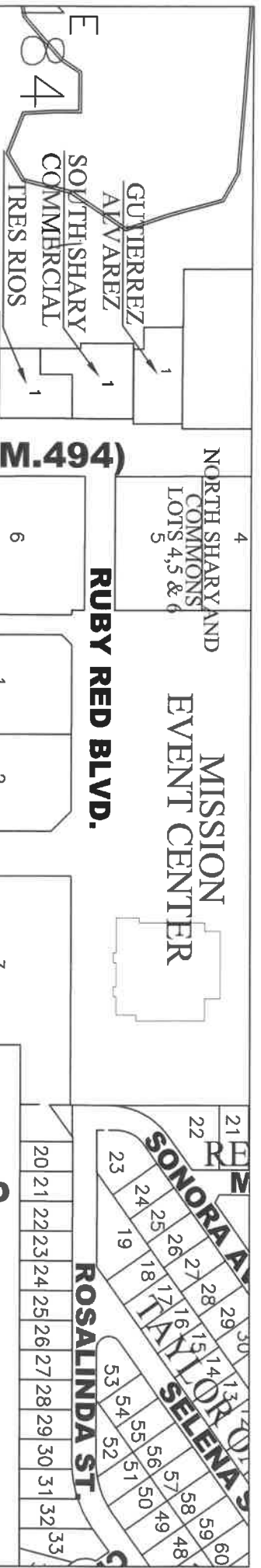
This is a simple re-plat; all roads and drainage infrastructure for M.E.D.C. Subdivision is complete to include drainage and paving improvements. The modification of the lots shall comply with the pro-rated conditions and requirements of the original drainage report that include detention and discharge. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Street Lighting already exists  
Must Comply with all other format findings

#### **RECOMMENDATION**

Staff recommends approval.



**SITE  
LOCATION**

**VICTORIA AVE.**

**GRAPEFRUIT BLVD.**

**SHARY RD. (F.M. 494)**

**SHARY-TAYLOR EXPRESSWAY COMMERCIAL SUB.**

**E. 1st ST.**

**NAMAR**

**DENNY'S @ SHARYLAND**

**SHARYLAND BUSINESS PLAZA**

**HOME DEPOT SUBDIVISION**

**LOT 1**

**LOT 2**

**LOT 3**

**WINFIELD ESTATES**

**BERT OGDEN MAZDA**

**C. VACKAR SUBD.**



**CITY OF MISSION**

**HIDALGO COUNTY, TEXAS**

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.



LOT 3  
MED C SUBDIVISION  
INSTRUMENT NUMBER 3040394  
H C M R

5042-1-50

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RE-PLAT OF

**LOT 6A AND 7A  
M.E.D.C. SUBDIVISION**

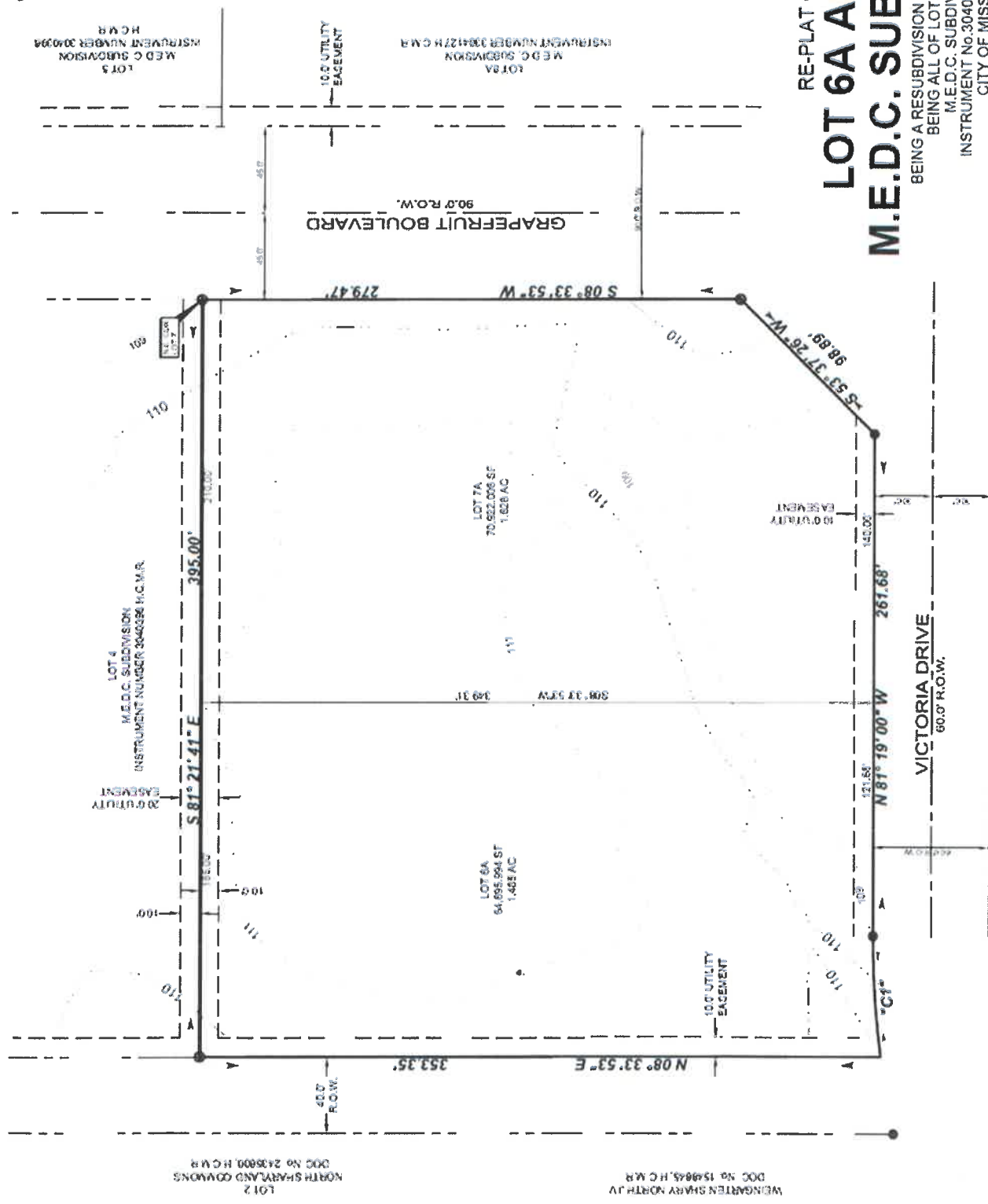
BEING A RESUBDIVISION OF 3.113 ACRES

BEING ALL OF LOTS 6 AND 7  
M.E.D.C. SUBDIVISION  
INSTRUMENT No.3040396 H.C.M.R.

CITY OF MISSION  
HIDALGO COUNTY, TEXAS

A TRACT OF  
HIDALGO CC  
M.E.D.C. SL  
INSTRUMENT  
CONVEYED -

LOT 1  
SHAW - TAYLOR EXPRESSWAY  
COMMERCIAL SUBDIVISION  
VOL. 49 PAGE 142 H.C.M.R.







TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

**Drainage Statement**  
**RE-PLAT OF LOT 6A AND 7A**  
**M.E.D.C. SUBDIVISION**  
Project #24029.00      Date: April 2, 2024


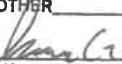
**RE-PLAT OF LOT 6A AND 7A M.E.D.C. SUBDIVISION** A tract of land containing 3.113 acres situated in the City of Mission, Hidalgo County, Texas, which said 3.113 acres being all of Lots 6 and 7, M.E.D.C. Subdivision, according to the plat thereof recorded in Instrument Number 3040396, Hidalgo County Map Records, said 3.113 acres conveyed to Mission Economic Development Corporation, by virtue of a Special Warranty Deed recorded under Document Number 2758384, Hidalgo County Official Records. This subdivision is in zone "B" areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one(1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Community Panel No. 480334 0400 C; Map Revised; November 16, 1982. The property is located 330 feet east of the intersection of Victoria Street & S. Shary Road, and currently inside the City of Mission, Texas.

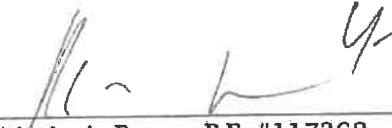
The soils in this area is (28) Hidalgo sandy clay, which is in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 4.09 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 23.71 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 19.62 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from roofs into the proposed parking areas and collected by type "C-C" inlets located at key points within the subdivision. The pipe size diameters shall range from 18" to 24". The proposed storm system shall discharge into an existing city of Mission drain ditch. The drain ditch ultimately discharges to the Rado Alternate.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 24,242 cubic feet of detention is being provided in the ditch widening done with the M.E.D.C. Subdivision

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
 H.C.D.D. NO. 1	4-25-25 DATE

  
Mario A. Reyna, P.E. #117368  
President

