

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Maluz II Subdivision
Being all of Lot 17, Block 3,
Texan Gardens Subdivision
Suburban E.T.J.
Developer: Julio Cerda
Engineer: South Texas Infrastructure Group

REVIEW DATA

PLAT DATA

The proposed subdivision is located at the intersection of 4 Mile Rd. and Iowa Rd. (Mission Suburban ETJ) – see vicinity map. The developer is proposing (21) Twenty-One Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

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 south side of W. Mile 4 Road with a proposed 8” water line to provide water service to each lot. There are 3 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

Access will be available from Iowa Rd for Lots 1-4 and from W. Mile 4 Rd for Lots 5-21. The peak rate will be 31.04 cfs which will give us a net increase of 11.84 cfs. for proposed Maluz II Subdivision only 31,962 cubic-feet, or 0.734 acre-feet of storm water runoff will need to be detained in the green areas of the proposed lots and by re-grading and excavating existing roadside ditch along the frontage of the property where the natural flow will eventually drain into an existing inlet located at the Southwest corner of Las Comadres No. 6 Subdivision. The mentioned inlet ultimately drains into a caliche pit. 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.

**SITE
LOCATION**

NORTH MILE 4 ROAD

IOWA ROAD



S 81° 05' 33" E
 4 MILE LINE RD.
 R.O.W. VARIES

1,451.84'

480.00'

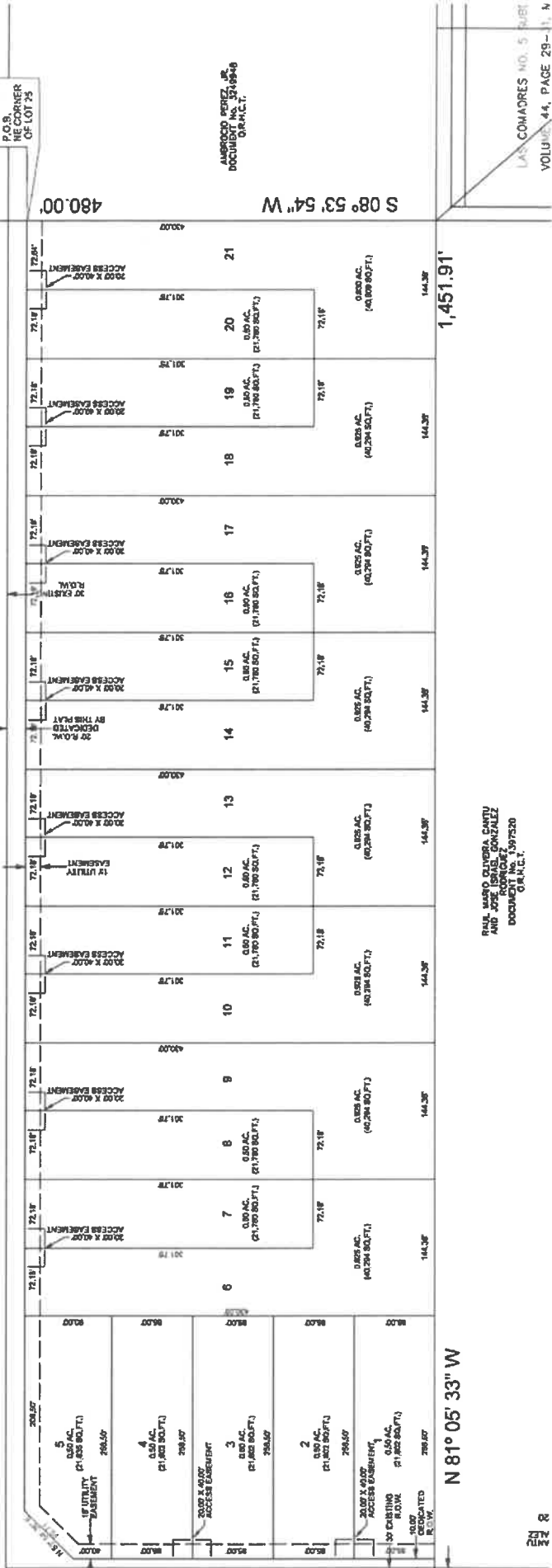
P.O.S.
 NE CORNER
 OF LOT 25

IOWA RD.
 R.O.W. VARIES

N 08° 54' 24" E

N 81° 05' 33" W

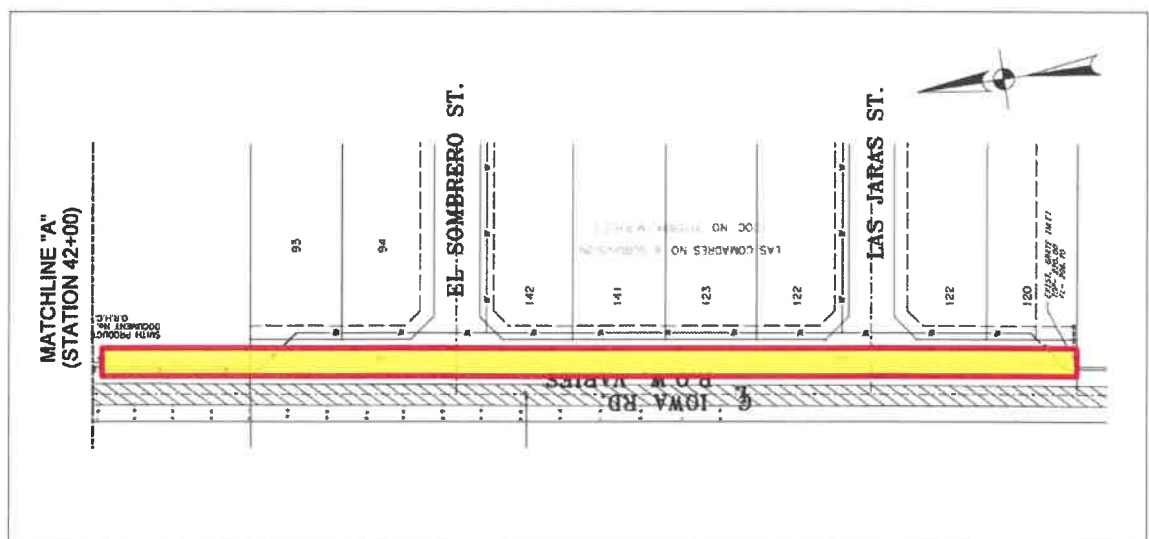
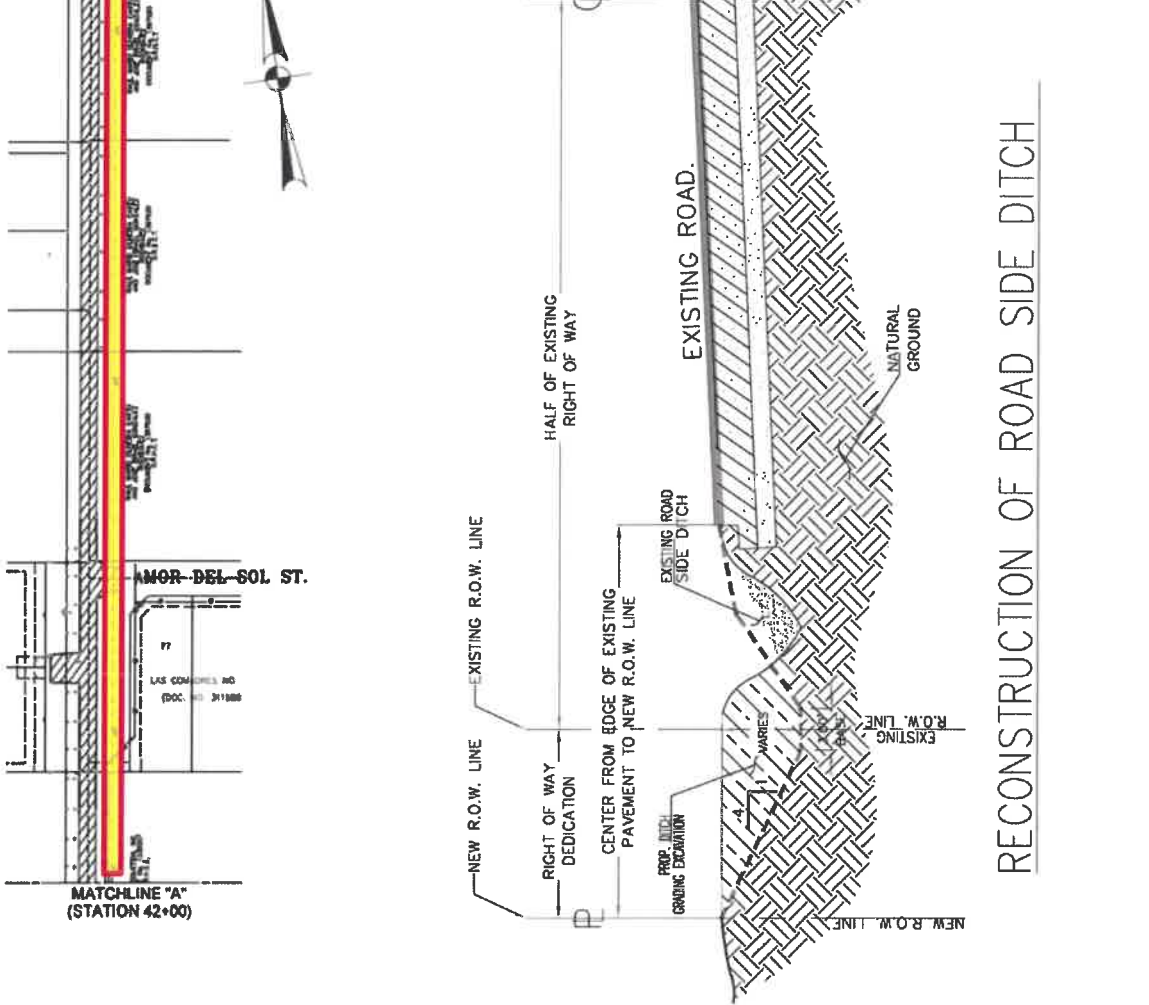
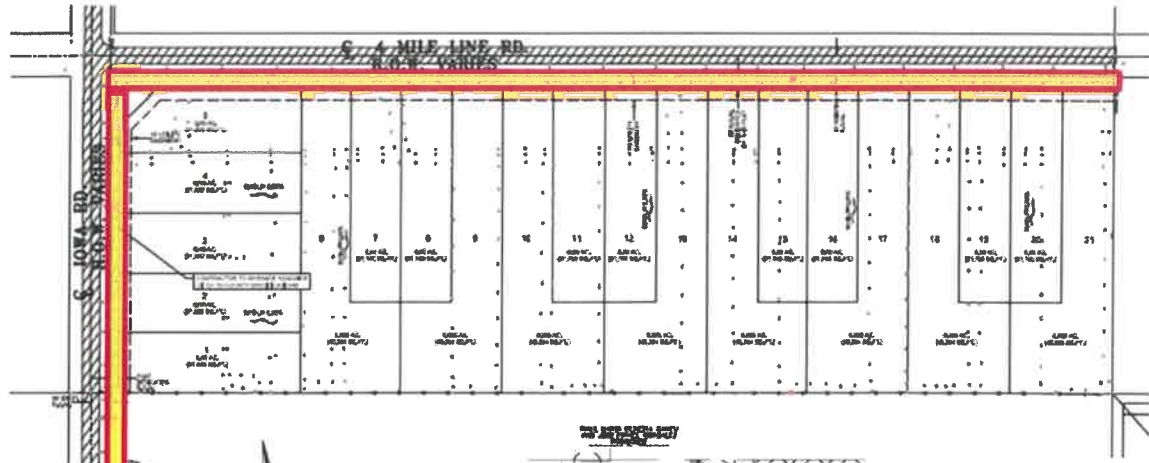
1,451.91'



RAE MARIO OLIVERA CANTU
 AND JOSE BRIS GONZALEZ
 DOCUMENT NO. 2017230
 OR.A.C.T.

LAS COMAORES NO. 5 SURT
 VOLUMEN 44, PAGE 29-11, N

28
 M.R.



MaLuz II Subdivision

DRAINAGE REPORT

DRAINAGE REPORT – MaLuz II SUBDIVISION

PROJECT LOCATION

The MaLuz II Subdivision is a proposed 21 Lot Single Family Residential lots subdivision located within the city of Mission 3 ½ Mile extraterritorial jurisdiction (ETJ). The property is located at the intersection 4 Mile Rd. and Iowa Rd. Being a 20 acre tract of land out Lot 17, block 3, Texan Gardens Subdivision, recorded in Volume 8, Page 57-58, Map Records, Hidalgo County, Texas.

FLOOD PLAIN

The property is in zone "X", Zone "X" are areas of 500-year flood; Community Panel No. 480334 0290 D, revised June 06, 2000.

SOIL CONDITIONS


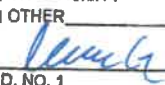
According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 56.0% of Brennan fine sandy loam, with 0 to 1 percent slopes and 44.0% of Hidalgo fine sandy loam, with 0 to 1 percent slopes. Existing terrain has a westerly natural flow direction. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. Both soils are listed in Hydrologic Group B, having moderate infiltration rate when thoroughly wet. See Appendix C.

EXISTING CONDITIONS

The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a very slight grade approximately (0-0.8%). In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **17.50 cfs**.

PROPOSED CONDITIONS

In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak rate for runoff for this development will be mitigated to the proposed 50-year storm water runoff. The peak rate will be **31.04 cfs** which will give us a net increase of **11.84 cfs**. For proposed Maluz II Subdivision only **31,962 cubic-feet**, or **0.734 acre-feet** of storm water runoff will need to be detained in the green areas of the proposed lots and by re-grading and excavating existing roadside ditch along the frontage of the property (Iowa Rd.) where the natural flow will eventually drain into an existing inlet located at the Southwest corner of Las Comadres No. 6 Subdivision, mentioned inlet ultimately drains into a caliche pit (See Appendix D for plans)

<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 type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
 H.C.D.D. NO. 1	9-2-22 DATE


Victor Trevino, P.E.
South Texas
Infrastructure Group, LLC
08/25/2022

