

### **ITEM# 4.3**

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

Eduardos Subdivision No. 20  
A 19.67 acre tract of land, out of Lots 47-4 and 48-4,  
West Addition to Sharyland Subdivision  
Rural ETJ  
Developer: Izaguirre Real Estate Holdings  
Engineer: Izaguirre Engineering Group, LLC

### **REVIEW DATA**

#### **PLAT DATA**

The proposed subdivision is located along the west side of Trospers Road approximately ½ mile north of Mile 6 Road — **see vicinity map**. The developer is proposing 79 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

#### **WATER**

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to existing 8" water lines and extending a proposed 8" water thru the proposed subdivision to provide water service to each lot. There will be 5 fire hydrants to be used as filling station. – **see utility plan**

#### **SEWER**

Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into the existing 8" sanitary sewer lines located south of this development and connecting into Eduardo's Subdivision No. 19. The sewer CCN belongs to McAllen.

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

All internal streets are 32' Back-to-Back within a 50' Right of Way. Access will be from Trospers Road. The proposed drainage system shall consist of 6 inlets within the street to collect surface runoff from the lots and streets. Storm Pipes range from 24" to 36" R.C.P. and will discharge into an existing master development tract which flows south and outfalls to an existing H.C.D.D. No. 1 West Main III Drain Ditch. 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.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 380-8672  
 FAX: (956) 380-8680

No.

**PLAT NOTES AND RESTRICTIONS:**

- 1.- FLOOD ZONE DESIGNATION:  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN  
COMMUNITY-PANEL NUMBER #60334 0295 D. MAP REVISED: JUNE 6, 2000.
- 2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 - 79.
- 3.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 4.- LEGEND - ● DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 5.- LOTS 27-38 SHALL HAVE NOT ACCESS TO TROSPER ROAD.
- 6.- MINIMUM BUILDING SETBACK LINES:  
FRONT ..... 25.00' OR GREATER FOR EASEMENTS  
FRONT CUL-DE-SAC ..... 25.00' OR GREATER FOR EASEMENTS  
GARAGE ..... 18.00', EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES  
REAR ..... 5.00' OR GREATER FOR EASEMENTS, EXCEPT 25.00' FOR DOUBLE FRONTING LOTS  
INTERIOR SIDES ..... 6.00', OR GREATER FOR EASEMENTS  
CORNER ..... 10.0' EXCEPT 20.0' FOR LOTS ADJACENT TO A STREET WITH A ROW GREATER THAN 50.0 FEET, OR GREATER FOR EASEMENTS.  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 7.- DRAINAGE, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF \_\_\_\_\_ CUBIC FEET (\_\_\_\_\_) ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.4.
- 8.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 9.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. 1 ELEV. 165.31 AT AN IRON ROD LOCATED AT THE INTERSECTION OF EXISTING NORTH ROW LINE AND THE WEST PROPERTY LINE OF THIS DEVELOPMENT. N.A.V.D. 88 DATUM.
- 10.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. USE WITHOUT ITS EXPRESS WRITTEN APPROVAL
- 11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL
- 12.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

- 13.- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE...
- 14.- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE...
- 15.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
16. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
17. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 18.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.75% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- 19.- DEVELOPER SHALL INSTALL A 6 FOOT CHAIN LINK FENCE ALONG THE REAR LOT LINE OF ALL SAID LOTS ABUTTING WILE 6 1/2 NORTH ROAD AND TROSPER ROAD.
- 20.- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 21.- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TROSPER ROAD.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

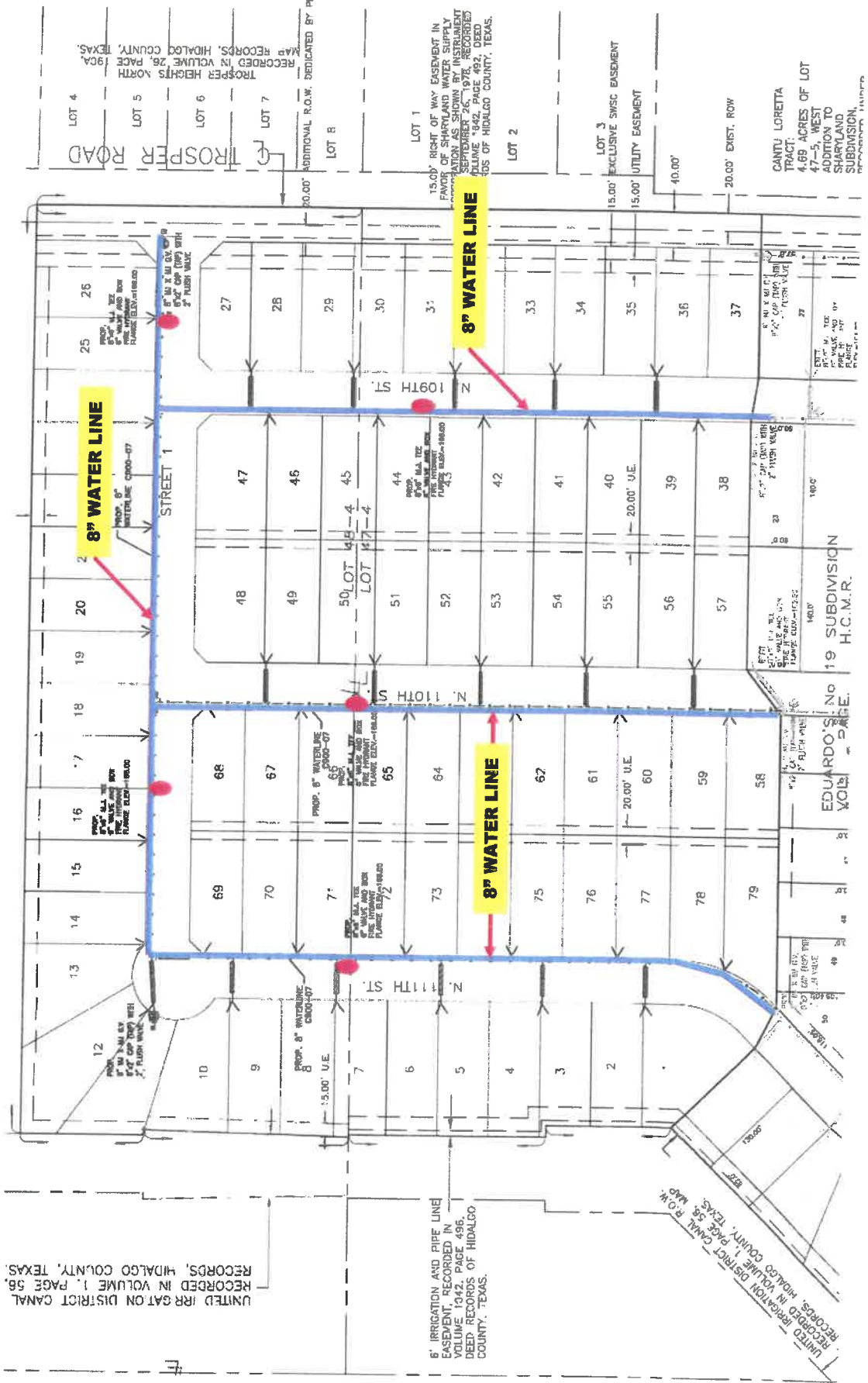
RAUL SESIN, P.E. C.F.M. \_\_\_\_\_ DATE  
GENERAL MANAGER



UNITED IRRIGATION DISTRICT CANAL ROW  
 RECORDED IN VOLUME 1, PAGE 56,  
 RECORDS, HIDALGO COUNTY, TEXAS.

6" IRRIGATION AND PIPE LINE  
 IN BASEMENT, RECORDED IN  
 DEED, RECORDS, HIDALGO  
 COUNTY, TEXAS.

LIMITED IRRIGATION DISTRICT CANAL ROW  
 RECORDED IN VOLUME 1, PAGE 56 MAP  
 RECORDS, HIDALGO COUNTY, TEXAS.



LOT 4  
 LOT 5  
 LOT 6  
 LOT 7  
 LOT 8

20.00' ADDITIONAL R.O.W. DEDICATED BY PL  
 RECORDED IN VOLUME 28, PAGE 190A,  
 RECORDS, HIDALGO COUNTY, TEXAS.

LOT 1  
 15.00' RIGHT OF WAY EASEMENT IN  
 FAVOR OF SHARPLAND MAP  
 RECORDED IN VOLUME 26, PAGE 197B,  
 DEED, RECORDS, HIDALGO COUNTY,  
 TEXAS.

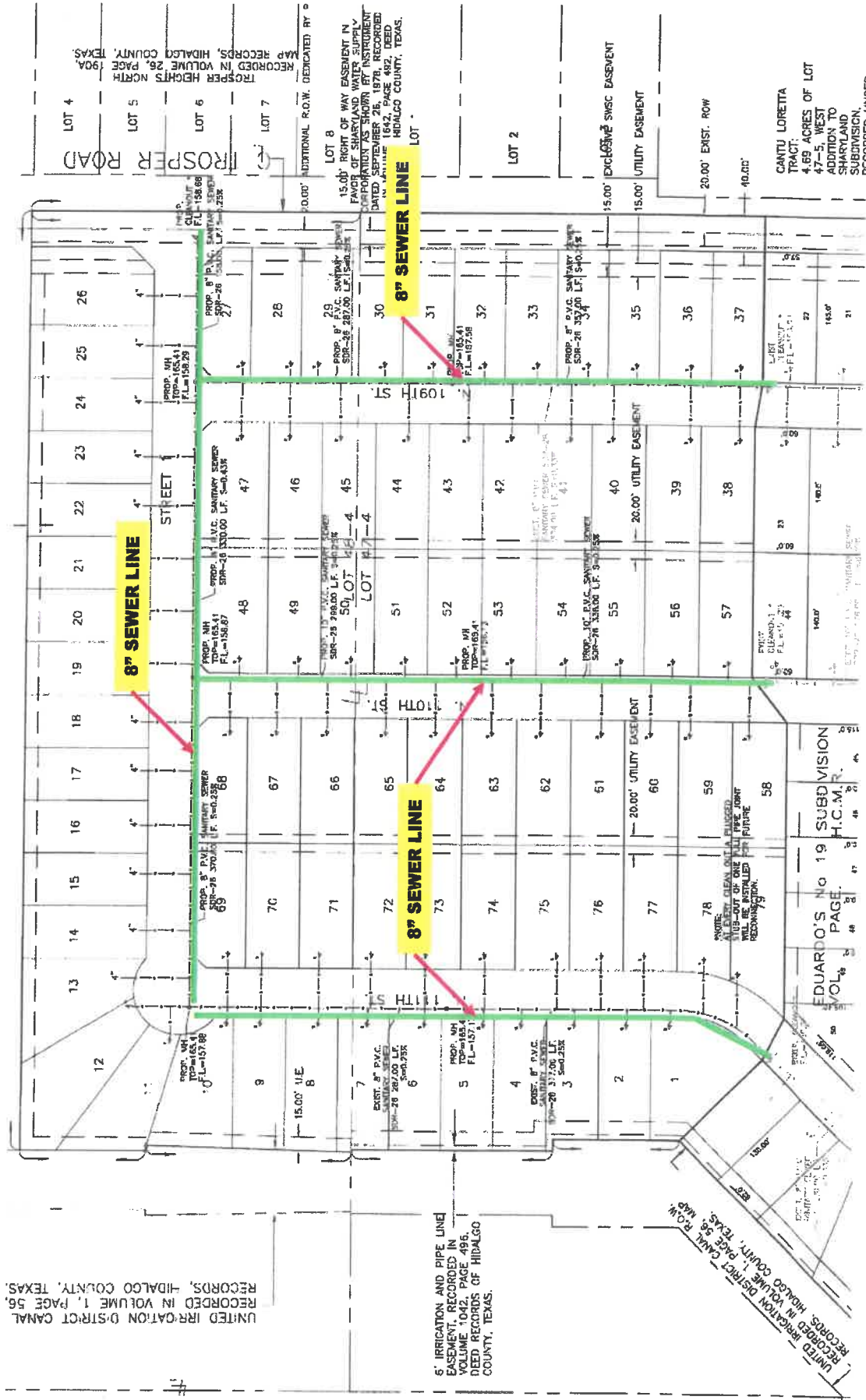
LOT 3  
 15.00' EXCLUSIVE SWSC EASEMENT  
 15.00' UTILITY EASEMENT

40.00'  
 20.00' EXIST. ROW

CANTU LORETTA  
 TRACT.  
 4.69 ACRES OF LOT  
 47-5, WEST  
 ADDITION TO  
 SHARPLAND  
 SUBDIVISION,  
 RECORDS, HIDALGO COUNTY, TEXAS.

EDUARDO'S No 19 SUBDIVISION  
 H.C.M.R.

UNITED IRRIGATION DISTRICT CANAL  
 RECORDED IN VOLUME 1, PAGE 56,  
 RECORDS, HIDALGO COUNTY, TEXAS.



6" IRRIGATION AND PIPE LINE  
 EASEMENT RECORDED IN  
 VOLUME 1, PAGE 49,  
 DEED RECORDS OF HIDALGO  
 COUNTY, TEXAS.

UNITED IRRIGATION DISTRICT CANAL  
 RECORDED IN VOLUME 1, PAGE 56,  
 RECORDS, HIDALGO COUNTY, TEXAS.

EDUARDO'S NO. 19 SUBDIVISION  
 PAGE 56  
 VOL. 1

UNITED IRRIGATION DISTRICT CANAL  
 RECORDED IN VOLUME 1, PAGE 56,  
 RECORDS, HIDALGO COUNTY, TEXAS.

UNITED IRRIGATION DISTRICT CANAL  
 RECORDED IN VOLUME 1, PAGE 56,  
 RECORDS, HIDALGO COUNTY, TEXAS.



**MASTER DRAINAGE STATEMENT**  
**FOR**  
**EDUARDO'S SUBDIVISIONS**  
**Nos. 18, 19, 20, 21, & 22**

**I. PROJECT CHARACTER AND LOCATION**

The Eduardo's Subdivisions Nos. 18 thru 22 master development tract acreage (refer to location map) and relative required detention volume(s) is a compilation of five (5) proposed single-family residential subdivisions as follows (refer to drainage calculation sheets):

Eduardo's Subdivision No. 18	18.724 ac. net	76 proposed lots	Det. 73,065 cu-ft
Eduardo's Subdivision No. 19	22.030 ac. net	85 proposed lots	Det. 93,613 cu-ft
Eduardo's Subdivision No. 20	20.443 ac. net	80 proposed lots	Det. 87,887 cu-ft
Eduardo's Subdivision No. 21	14.837 ac. net	59 proposed lots	Det. 64,748 cu-ft
Eduardo's Subdivision No. 22	<u>17.878 ac. net</u>	70 proposed lots	<u>Det. 78,683 cu-ft</u>
	93.912 ac. net total		

Total Detention Required for Eduardo's Subdivisions Nos. 18 thru 22      Det. 397,996cu-ft

Said proposed master development tract is located within the Extraterritorial Jurisdiction of the City of McAllen, Texas, approximately one-quarter (1/4) mile north of Mile 6 North Road and stretches between Trosper Road and Los Ebanos Road, with frontage on both of those roads. All five (5) proposed subdivision tracts consist of a combined total of 93.912 acres net out of Lots 46-4, 47-3, 47-4, & 48-4, West Addition To Sharyland Subdivision, Hidalgo County, Texas, as recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.

**II. FLOOD PLAIN**

Referring to the attached Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.480334 0295 D, revised JUNE 6, 2000, the five (5) proposed subdivision tracts are located in zones as follows:

- Eduardo's Subdivision No. 18 is located within "Zone X"
- Eduardo's Subdivision No. 19 is located within "Zone X"
- Eduardo's Subdivision No. 20 is located within "Zone X"
- Eduardo's Subdivision No. 21 is located within "Zone X" and "Zone A"
- Eduardo's Subdivision No. 22 is located within "Zone X"

Flood Zone "A" is a flood area categorized as "Special Flood Hazard Area inundated by a 100-year flood" and indicates an area where no base flood elevations have been determined.

Flood Zone "X" is a flood area categorized as "Other" and indicates: a) areas determined to be areas of 500-year flood; b) areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and c) areas protected by levees from 100-year flood.

### III. SOIL CONDITIONS

Referring to the U.S.D.A. Soil Conservation Survey of Hidalgo County (1979) and attached USDA Natural Resource Conservation Service Custom Soil Report for the master development tract, the predominant soils of the master development tract are classified as Comitas-8 (loamy fine sand), Hidalgo-25 (fine sandy loam), and Hidalgo-28 (sandy clay loam).

Comitas-8 soil (Hydrologic Group A, Unified Class SM-SC), typically found with 0-3% slopes, consists of a surface layer of brown loamy fine sand about 28 inches thick. The soil from 28 to 80 inches down, is reddish yellow fine sandy loam. This soil: a) is non-calcareous to 49 inches down, b) is well drained, c) has medium available water capacity, d) has very slow surface runoff, e) has moderately rapid permeability, f) has an overall low shrink-swell potential, g) has a severe hazard of soil blowing, and h) has a moderate hazard of water erosion.

Hidalgo-25 soil (Hydrologic Group B, Unified Class SC-CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Report.

Hidalgo-28 soil (Hydrologic Group B, Unified Class SC-CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish brown sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches, is pale brown clay loam. The soil down thereafter to approximately 80 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Report.

Hidalgo-30 soil (Hydrologic Group B, Unified Class SC-CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish brown sandy clay loam about 15 inches thick. The next soil layer down, from 15 to 25 inches, is brown sandy clay loam. The next soil layer down, from 25 to 36 inches, is pale brown sandy clay loam. The next layer down, from 36 to 65 inches, is very pale brown sandy clay loam. This soil: a) is calcareous and moderately to strongly saline throughout, b) is well drained, c) has low available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Report.

### IV. EXISTING CONDITIONS

Historically, the master development tract consists of brush land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.10%). Runoff from the master development tract is by sheet runoff flowing overland towards the east and is intercepted by an existing road side ditch along the west side of Trospen Road. Said roadside ditch flows south and outfalls into the Hidalgo County Drainage District No.1 (HCDD#1) drain ditch known as the West Main III Outfall, which is located parallel and adjacent to the south perimeter of the subject master development tract. Said West Main III Outfall drain ditch is serviced by the HCDD#1 drain ditch network which will ultimately outfall into the Arroyo Colorado.

**IV. PROPOSED CONDITIONS**

On-site drainage improvements will be constructed in accordance with the drainage standards and requirements of the City of McAllen and HCDD#1. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Said curb inlets will be connected to an appropriately sized drain pipeline system, which will outfall into a proposed post development storm water runoff detention facility (described in Section IV below) to be located within HCDD#1 south of and immediately adjacent to the subject 93.912 acres of this master development. Said detention facility will be drained by a 24-inch "bleeder" drain line, which will in turn outfall into the previously mentioned existing HCDD#1 West Main III Outfall Drain Ditch.

**IV. RUNOFF CALCULATIONS**


In accordance with the drainage policies of the City of McAllen and HCDD#1, the storm water surface runoff was determined utilizing the Rationale Method as follows (refer to drainage calculation sheets):

- a.) the 10-yr storm for pre-development surface water runoff,  $Q_{exist} = 41.02$  cfs; and
- b.) the 50-yr storm for post-development surface water runoff,  $Q_{prop} = 151.87$  cfs

After-development storm water surface runoff of entire 93.912-acre tract, will be increased by  $Q = 110.85$  cfs.

In accordance with the drainage standards and requirements of the City of McAllen and HCDD#1, the total detention requirement for this subject master development 93.912-acre tract is 397,996 cu-ft (9.137 acre-feet) as outlined previously in Section I above. Said required detention volume will be provided for the subject master development 93.912-acre tract by the proposed detention facility previously mentioned in Section III above and will provide the capacity to detain a total volume of approximately 634,826 cu-ft (14.574 acre-feet).



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" 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	
<u>Hector Garcia</u>	<u>5/20/21</u>
H.C.D.D. NO. 1	DATE

*Gilberto A. Gracia*

GILBERTO A. GRACIA, P.E.

Date: May 19, 2021