

## **ITEM # 5.0**

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

Speedy Trails Subdivision  
Being a 20.30 acres tract of land out of  
Lot 28-5, West Addition to Sharyland  
R-1T  
Developer: Roberto Calvillo  
Engineer: Cruz – Hogan Engineers.

## **REVIEW DATA**

### **PLAT DATA**

The proposed subdivision is located at the southeast corner of W. Mile 2 Road and N. Holland Ave. – see **vicinity map**. The developer is proposing one-hundred and seven (107) single family residential lots and one detention pond. The developer is requesting variances on 85 Lots: 64 internal Lots with varying widths from 50' to 53' (min. 60ft for internal lots/6000 sqft) and 21 external/corner Lots with varying widths from 50' to 63' (min. 65ft for external lots/6500 sqft) - see plat for actual dimensions, square footages, and land uses.

### **WATER**

The developer shall connect to an existing 12" water line located along the west side of N. Holland Ave. and looped to an existing 8" water line along the west side of Peace Ave. to provide water service for each lot. There are 7 proposed fire hydrants via direction of the Fire Marshal's office. – see **utility plan**

### **SEWER**

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line within the east R.O.W. of N. Holland Ave. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$21,400.00 (\$200.00 x 107 Lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from N. Holland Ave. and/or Peace Ave. The detention required will be 2.40 ac-ft based on a 50-year storm event. The proposed drainage system shall consist of 16 inlets within the streets to collect surface runoff from the lots and streets. Storm pipes ranges from 18" to 36" RCP and will discharge into a proposed detention pond along the west boundary of the subdivision then discharge via an 18" RCP into a proposed inlet on Holland Ave. This inlet will tie into an existing 48" RCP City of Mission drainage pipe ultimately discharging into the Mission Lateral County Ditch. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Water District Exclusion  
Must comply with all other format findings  
Installation of street lighting as per City Standards

### **RECOMMENDATION**

Staff recommends approval subject to:

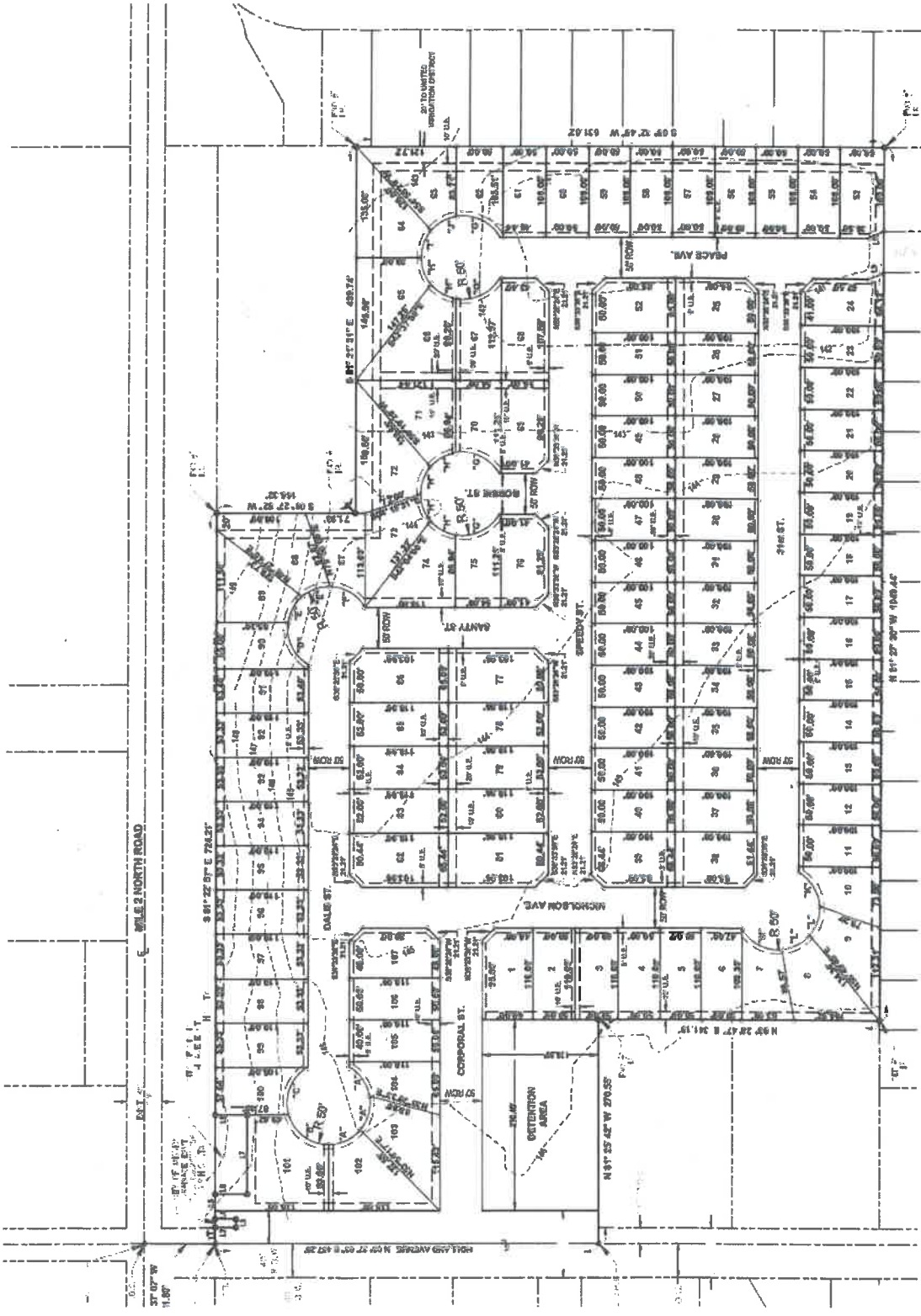
1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees (\$500 x 107 Lots = \$53,500.00)
3. Water District Exclusion
4. Compliance with all other format findings



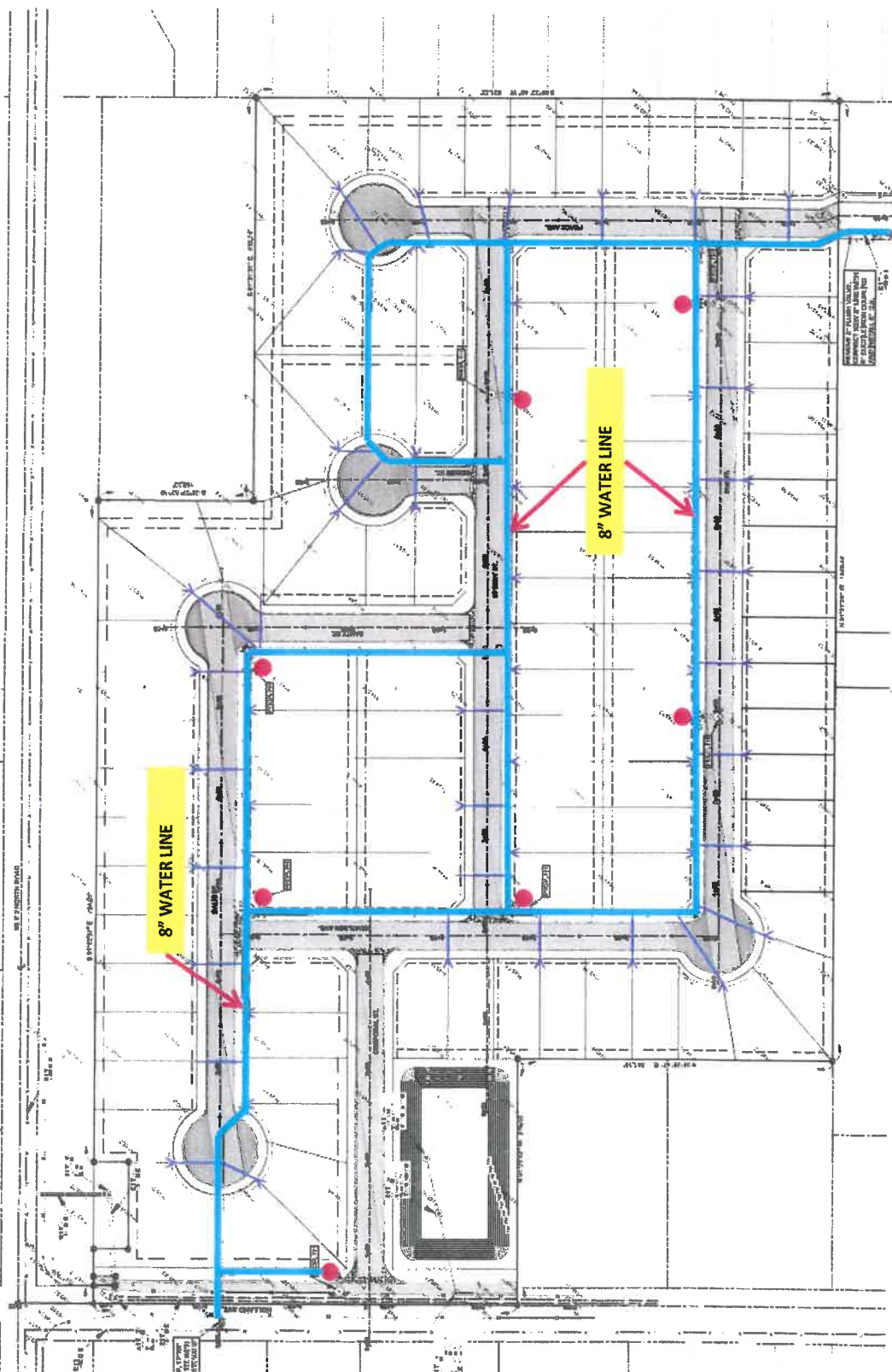
GRAPHIC SCALE

**LEGEND**

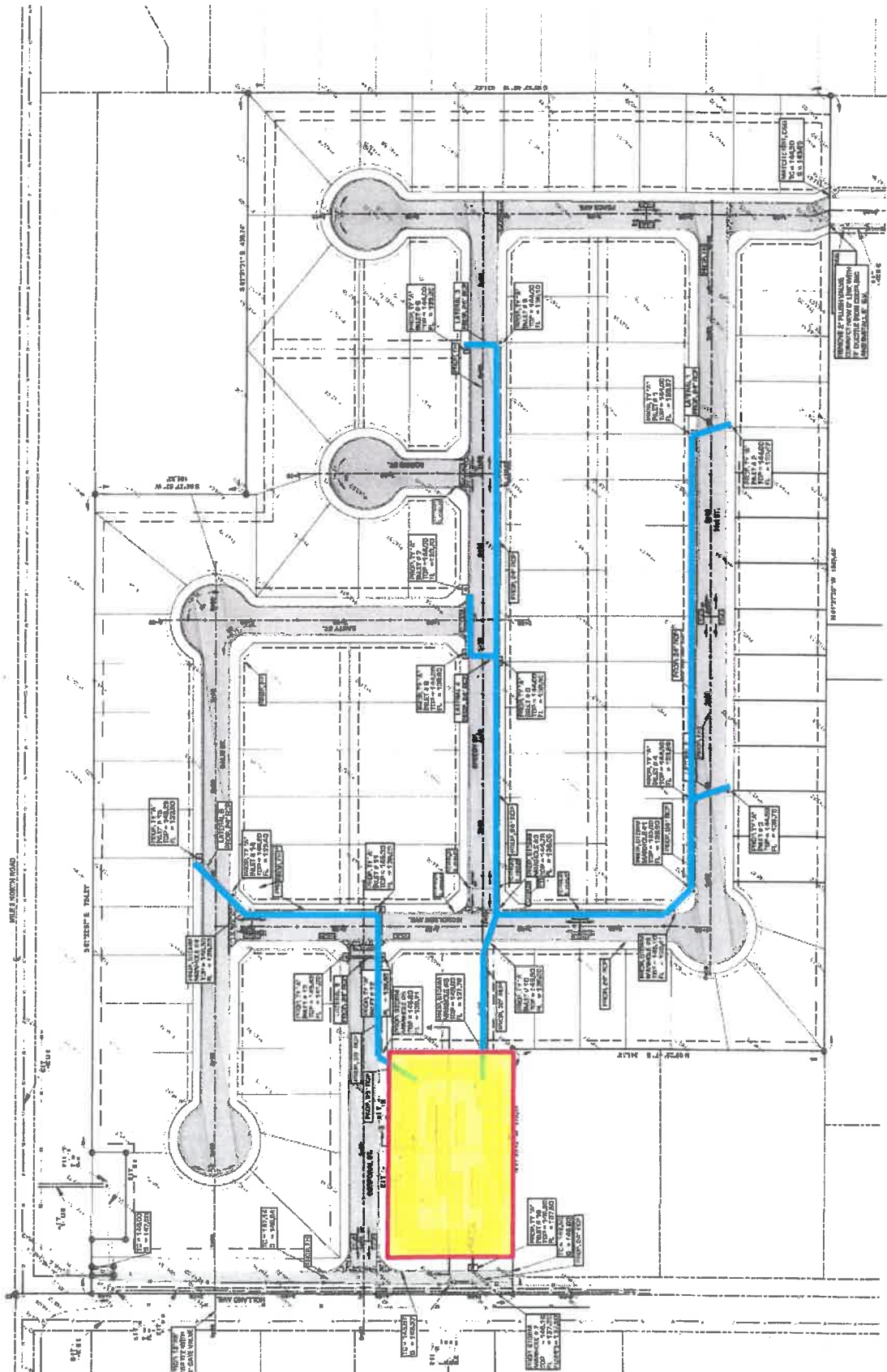
- FOUND 1/2 IRON ROD
- ▲ FOUND COTTON PICKER
- SPURLE
- ⌈ PROPOSED PROPERTY CORN











**DRAINAGE REPORT  
FOR  
SPEEDY TRAILS SUBDIVISION  
CITY OF MISSION**

**PROJECT LOCATION**

The proposed Speedy Trails Subdivision is a 20.30 acre tract of land being out of lot 28-5 West Addition to Sharyland Subdivision per map recorded in Volume 1, page 56 Hidalgo County Map Records. This Subdivision is physically located at the southeast corner of W. Mile 2 Road and Holland Ave. (Trosper) in Mission, Texas.

**FLOOD PLAIN**

This tract of land is located within Zone "C" (No shading) according to FIRM Flood Insurance Rate Map Community Panel 480334 0400 C, dated November 16, 1982. Zone "C" are areas with minimal flooding.

**SOIL CONDITIONS**


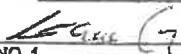
According to the soil survey report for Hidalgo County by the U.S.D.A. Soil Conservation Service, there are 2 different soil types. There is (25) Hidalgo Fine Sandy Loam and (4) Brennan Fine Sandy Loam. The soils are all well drained, surface runoff slow, and permeability is moderate and are within Hydrological Group B with natural slopes of 0 to 3 percent.

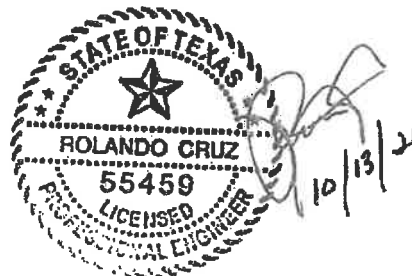
**EXISTING CONDITIONS**

Existing on the proposed site is open grass land. The site has slight slope from west to east or to the northeast. Existing is a 48" RCP flowing approximately 2000 ft. south eventually into Mission Lateral drainage ditch. The existing runoff for the proposed subdivision is  $Q = 6.80 \text{ ft}^3/\text{sec}$  based on a 10 year storm.

**PROPOSED CONDITIONS (107 Residential Lots)**

The development will consist of 107 residential lots. After development, the runoff will increase to  $Q = 35.19 \text{ ft}^3/\text{sec}$ . This is an increase of  $28.39 \text{ ft}^3/\text{sec}$ . As calculations show, the detention required will be  $104,393 \text{ ft}^3$  or 2.40 Ac-Ft. These calculations were based on a 50-year storm event. Detention will be provided within a proposed detention pond located along Holland Ave. The subdivision will have a drainage system consisting of 18", 24" and 36" RCP lines with Type "A" inlets. The system will discharge into the detention pond and then discharge via an 18" RCP into a proposed Type "A" Inlet on Holland Ave. This inlet will tie into an existing 48" RCP City of Mission drainage pipe. The 48" RCP runs along Holland Ave. The 48" RCP discharges into the Mission Lateral County Ditch.

<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	
	10-29-21
H.C.D.D. NO. 1	DATE





# CRUZ - HOGAN

ENGINEERS | PLANNERS

TBPE Firm Reg No. F-4860

Offices

McAllen  
Weslaco  
Harlingen

October 7, 2021

Gabriel Ramirez  
Subdivision Coordinator  
1201 E. 8<sup>th</sup> Street  
Mission, Texas 78572

RE: Speedy Trails Subdivision  
Variance Requests

Dear Mr. Ramirez,

The developer, Affordable Homes Of South Texas, Inc. (AHSTI) is requesting the following variances for Speedy Trails Subdivision:

1. A variance from the required 60 feet minimum frontage width on interior lots to the proposed 50 feet.
2. A variance from the required 65 feet minimum frontage width on corner lots to the proposed 60 feet.
3. A variance from the required 6000 square feet minimum lot size to the proposed 5000 square feet.

As you know, ASHTI builds affordable housing for residents in the Valley. These variance requests adhere to their mission.

Thank You,

Ronnie Cruz, P.E., CFM

RC/bm

