

## **ITEM# 7.0**

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

Ebanos Estates Subdivision  
A tract of land containing 17.26 acres  
of land, being part or portion of Lot 28-2,  
West Addition to Sharyland  
R-1 & AO-I (R-1 proposed)  
Developer: Earth Works Development, Inc.  
Engineer: Javier Hinojosa Engineering

## **REVIEW DATA**

### **PLAT DATA**

The proposed subdivision is 500' South from the Intersection of W. Mile 2 Road and Los Ebanos Road. — see **vicinity map**. The developer is proposing (66) Sixty-Six Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

### **WATER**

The developer is proposing to connect from an existing 16" water line located along west side of Los Ebanos Road and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as via direction of the Fire Marshal's office. – see **utility plan**

### **SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 12" sanitary sewer line along the east side of Los Ebanos Road. The Capital Sewer Recovery Fee is required at \$200/Lot which equates to \$13,200 (\$200 x 66 lots).

### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Los Ebanos Road. The proposed drainage system shall consist of 8 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 30" and will discharge into a proposed detention pond along the east side of this subdivision. The detention pond shall discharge via a 24" storm drain and installing a 10" bleeder line to an existing City of Mission 36" storm drain located along the east side of Los Ebanos Road. Then to discharges into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Water District Exclusion  
Escrow Park fees (66 Lots x \$500 = \$33,000)  
Installation of Street Lighting as per City Standards  
Must Comply with all other format findings

### **RECOMMENDATION**

Staff recommends approval subject to:

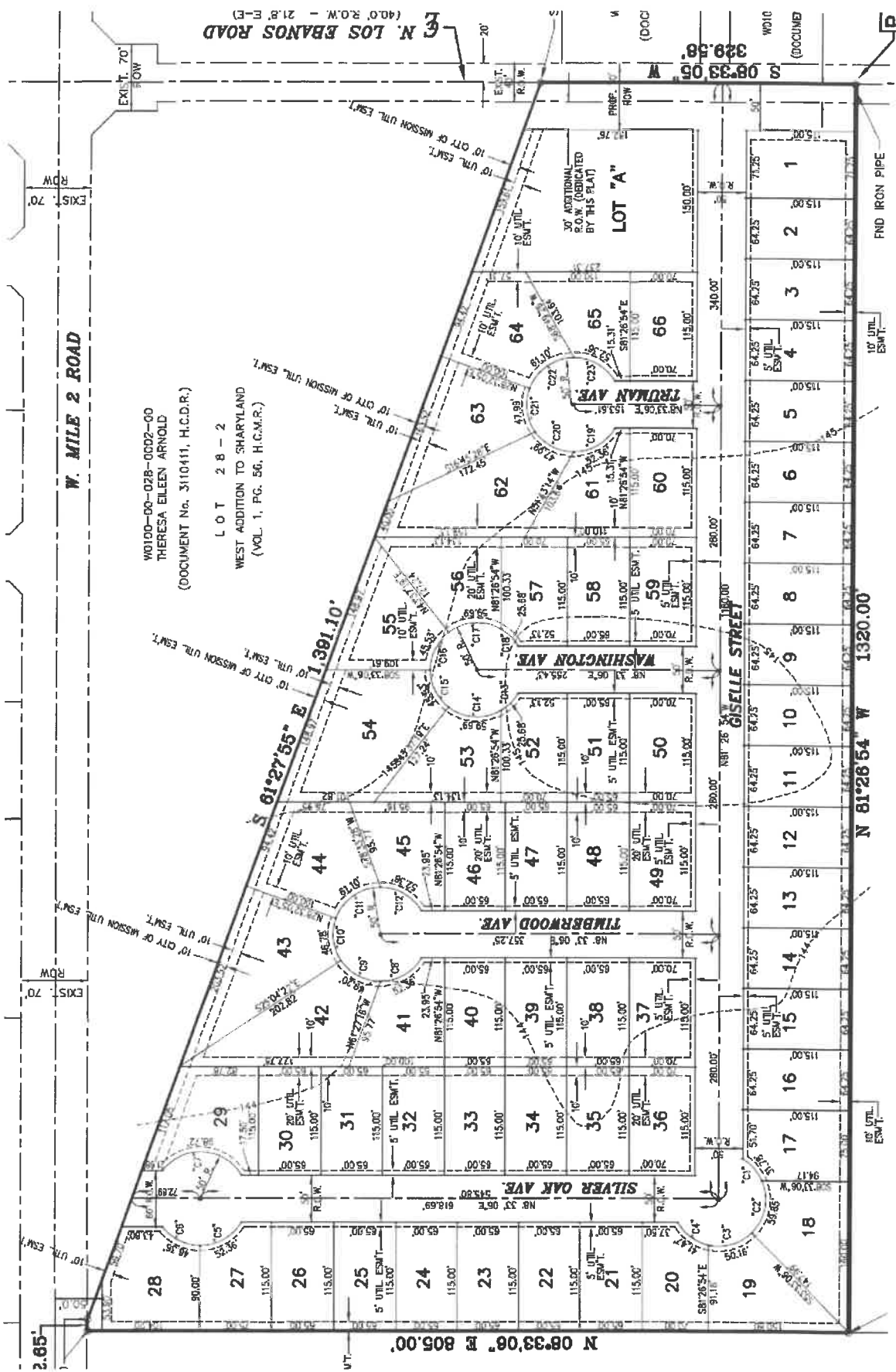
1. Payment of Capital Sewer Recovery Fee's and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.



LOS EBANOS ROAD

W. MILE 2 ROAD

SITE  
LOCATION



W. MILE 2 ROAD

W0100-00-02B-00D2-00  
 THERESA EILEEN ARNOLD  
 (DOCUMENT No. 3110411, H.C.D.R.)

LOT 28-2  
 WEST ADDITION TO SHARYLAND  
 (VOL. 1, PG. 56, H.C.M.R.)

S 61°27'55" E 1,391.10'

N 08°33'06" E 805.00'

S 08°33'06" W 329.58'

N 81°28'54" W 1320.00'

N LOS BANOS ROAD  
 (400' R.O.W. - 21.8' E-E)

2.65'

EXIS. 70' ROW

EXIS. 70' ROW

EXIS. 70' ROW

PROP. ROW

W010

(OCCUPIED)

FND IRON PIPE

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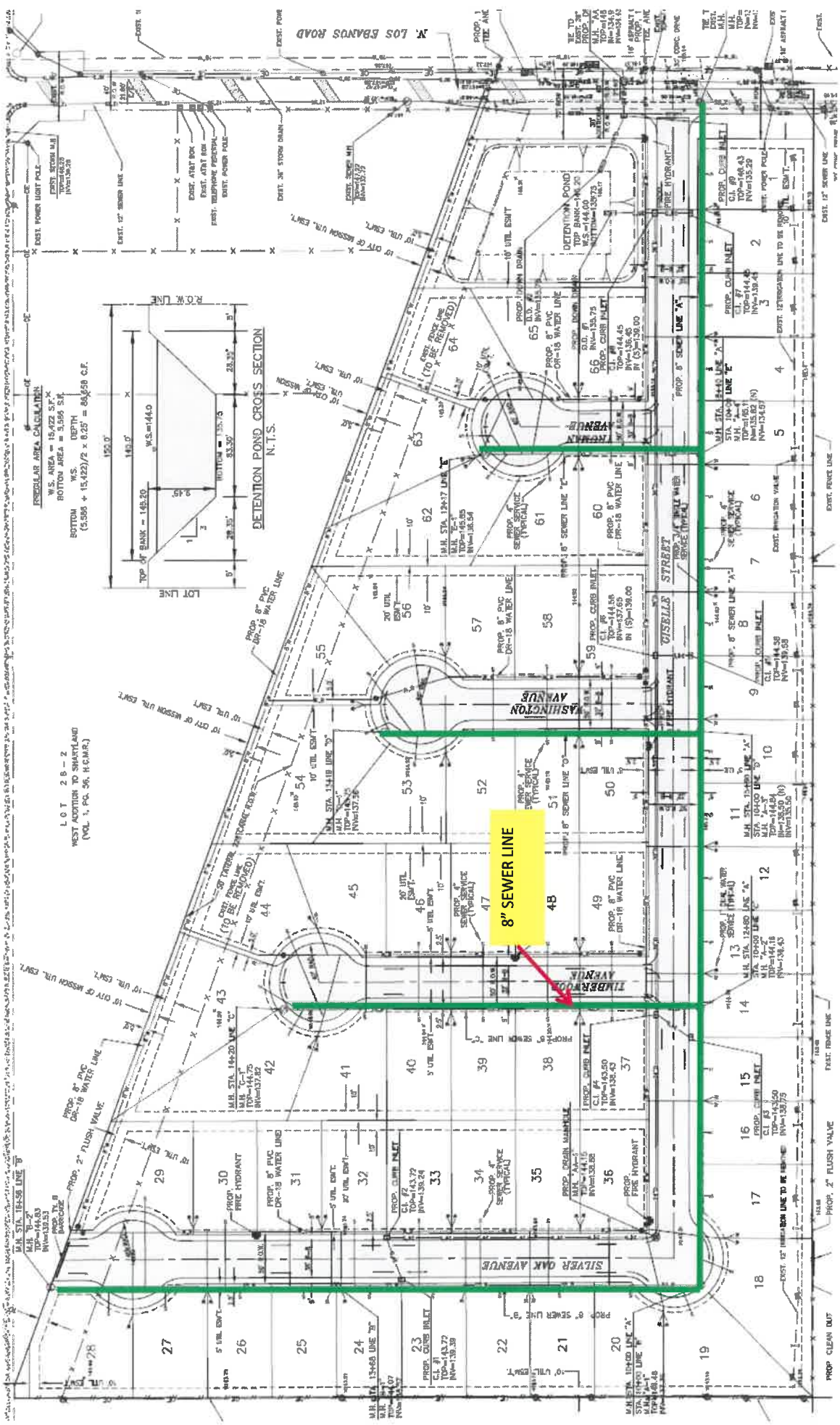
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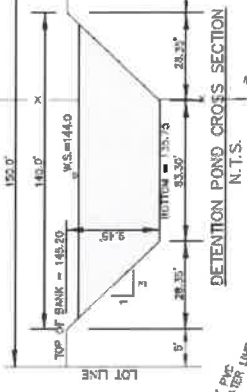
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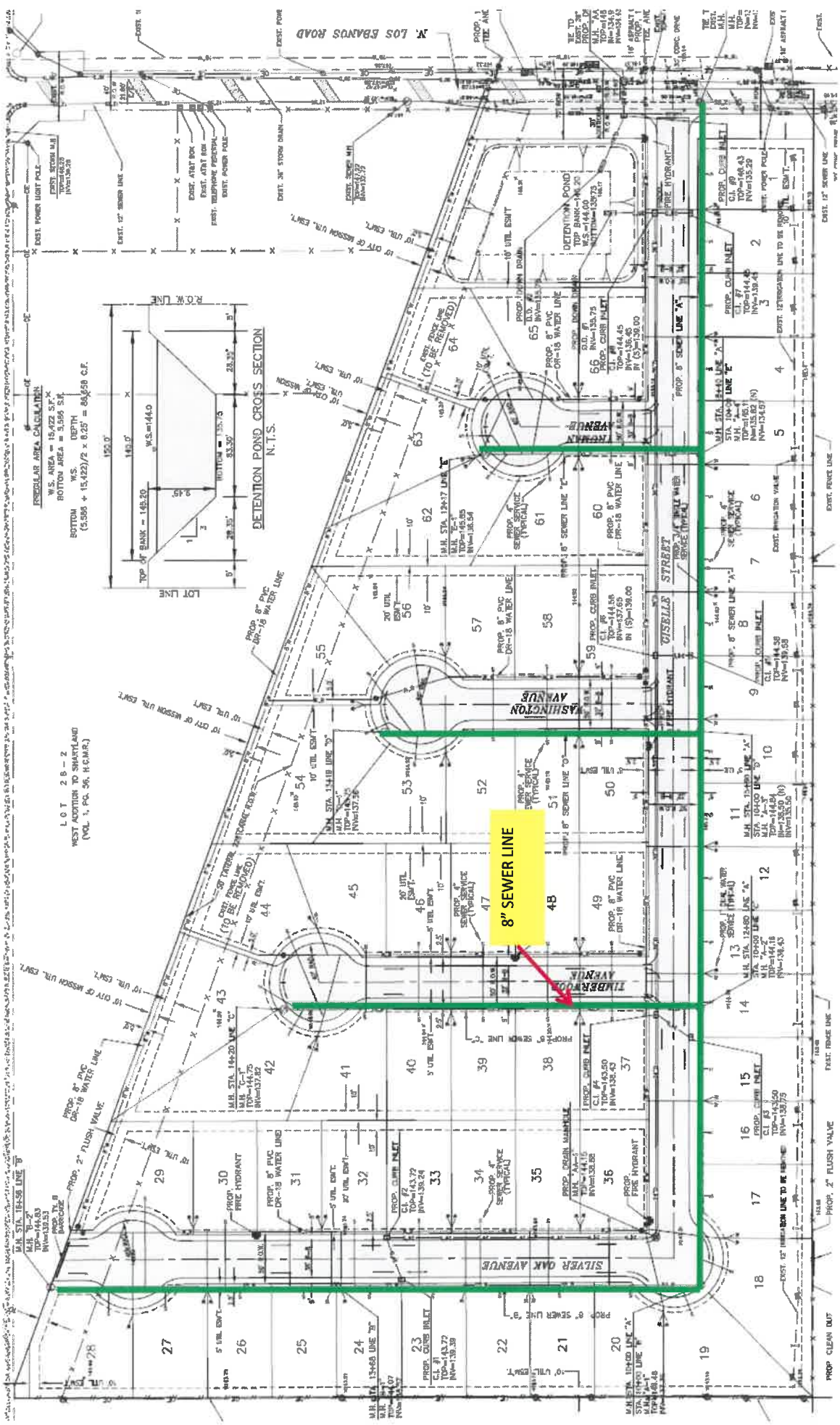


**IRREGULAR AREA CALCULATION**  
 W.S. AREA = 15,422 SF. X  
 BOTTOM AREA = 5,586 SF.  
 W.S. DEPTH  
 BOTTOM  
 (5,586 + 15,422) / 2 x 0.25' = 86,538 C.F.



LOT 26 - 2  
 WEST ADDITION TO SHARPLAND  
 (VOL. 1, PG. 36, H.C.M.R.)

**8" SEWER LINE**





**Drainage Statement**  
**EBANOS ESTATES SUBDIVISION**  
Mission, Texas

**Introduction**

Ebanos Estates Subdivision is a 15.65 acre tract of land being a part or portion of Lot 28-2, West Addition to Sharyland Subdivision as recorded in Volume 1, Pages 56, Hidalgo County Map Records. This subdivision is located along the east side of Los Ebanos Road, approximately 549 feet south of Mile 2 North Road and is located within the city limits of Mission, Texas.

**Flood Plain**

The subject tract of land is located within Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)". The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of the lot.

**Soil Conditions**

According to the soil survey report prepared for Hidalgo County by the USDA Soil Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25). Soils group 25 is in hydrologic group "B" and is found to be moderately pervious with a relatively low plasticity index.


**Pre-developed Conditions**

The current land use for this property is for agricultural purposes and has an existing runoff generally in a southerly direction. Based on an existing 10-year storm, a total storm runoff of 9.13 cubic feet per second is being generated by this site.

**Proposed Conditions**

Ebanos Estates Subdivision is a proposed 61-lot single family subdivision. Drainage shall be accomplished in this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" and shall discharge into a proposed detention pond along the east side of this subdivision. The detention pond shall discharge via an 24" storm drain into an existing City of Mission 36" storm drain located along Los Ebanos Road. The proposed development will increase runoff to a maximum of 33.63 cubic feet per second for an Increase Q of 24.50 cubic feet per second based on a 50-year storm. Required detention for this subdivision is 67,561 cubic feet (1.551 Ac.Ft.). The proposed detention pond shall have a capacity of 75,931.8 cubic feet (1.743 Ac.Ft.) and shall be constructed during the platting process.

*12/17/21*  
Javier Hinojosa, P.E.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.G. 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	
<i>Hector Garcia</i>	<i>1/8/21</i>
H.C.D. NO. 1	DATE