

ITEM # 2.0

PRELIMINARY & FINAL PLAT APPROVAL:

Western Meadows Subdivision
A 16.00 acre tract of land, more or less, being all of
Lot 18, Block 7, Texan Gardens Subdivision
Rural E.T.J.
Developer: Nordhausen Utility Construction, LLC
Engineer: Nain Engineering, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is located at the southwest corner of the intersection of Mile 5 North and Western Road (Mission Rural 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 12” water line located along the north side of Mile 5 North with a 1” dual/single connection within a 2” casing to provide water service to Lots 1 & 2, and 7-21. For Lots 3-6, services will tie into an existing 8” water line along the west side of Western Rd. 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 for Lots 1, 2, and 7-21 will be from Mile 5 North and for Lots 3-6 will be from Western Rd. The storm runoff after development will increase 7.27 cfs for a total of 16 cfs (50-year design) to be detained within the property by proposed detention areas at the front of the lots and ultimately discharging into the regraded road-side ditch. 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.

4	31	4
3	32	3
2	33	2
1	34	1
NORTH 5 MILE RD.		
17	18	17
16	19	16
15	20	15
14	21	14

SITE LOCATION 1

WESTERN AVE.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

WESTERN ROAD

MILE 5 NORTH

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

DRAINAGE REPORT
For
WESTERN MEADOWS SUBDIVISION

I. PROJECT LOCATION

A 16.00 acre tract of land, being all of Lot 18, Block 7, Texas Gardens Subdivision, according to the map recorded in volume 8, pages 57-58, Map Records, Hidalgo County, Texas, and is located at the southwest corner of the intersection of Mile 5 North and Western Road. This property is located within the 2 mile ETJ of the city limits of Mission. (Refer to Exhibit B).

II. FLOOD PLAIN

The subject tract lies in Zone "X", Areas Determined to be outside 500 year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0290 D, Map Revised: June 6, 2000. (Refer to Exhibit C).

III. SOIL CONDITIONS

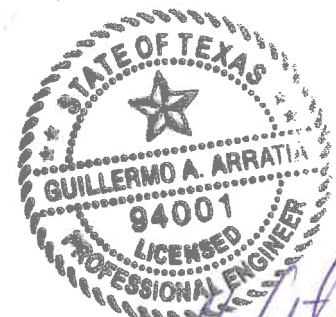
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Brennan (3) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

IV. EXISTING CONDITIONS

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (8.73 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

V. PROPOSED CONDITIONS

The proposed conditions for this subject tract is for 21 lots for residential use. The storm runoff after development will be increase 7.27 cfs for a total 16.00 cfs, I have calculated that 28,314 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas at the front of the lots and ultimately discharging into the regraded road side ditch. An 18 inch pipe with safety end treatment will be required at driveways.



Guillermo A. Arratia, P.E.
12/20/22