

ITEM# 2.3

PRELIMINARY & FINAL PLAT APPROVAL:

Glamar Estates Phase II
Being 0.28 gross acre tract of land, more or less, out
of Lot 245, John H. Shary
R-1
Developer: Gladiz Marquez
Engineer: Salinas Engineering & Assoc.

REVIEW DATA

PLAT DATA

The site is located at the intersection of E. 22nd St. and future Bannworth St. - see vicinity map. Proposed Glamour Estates Ph II is a one-lot single-family residential lot. The developer is requesting a variance for the minimum lot frontage from 60' to 50', per Zoning Code, Appendix A, Area requirements. - see plat for actual dimensions, square footages, and land uses.

WATER

The developer will connect to an existing 8" water line located along the north side of E. 22nd St.
- see utility plan

SEWER

The sanitary sewer line will connect to an existing 8" line along the north R.O.W of E. 22nd St.
The Capital Sewer Recovery Fee is required at \$200.00/Lot.

STREETS & STORM DRAINAGE

This lot will abut to E. 22nd St. which is a city owned and maintained curb & gutter roadway complete with storm drainage within a 32' B-B paved ROW. The site will have a minimum detention of not less than 1071.8 cuft and a max. permissible discharge of .28 cfs. Any runoff shall enter the E. 22nd St. and flow west to an outfall into the curb inlet drainage system. The City Engineer has reviewed and approved the drainage report.

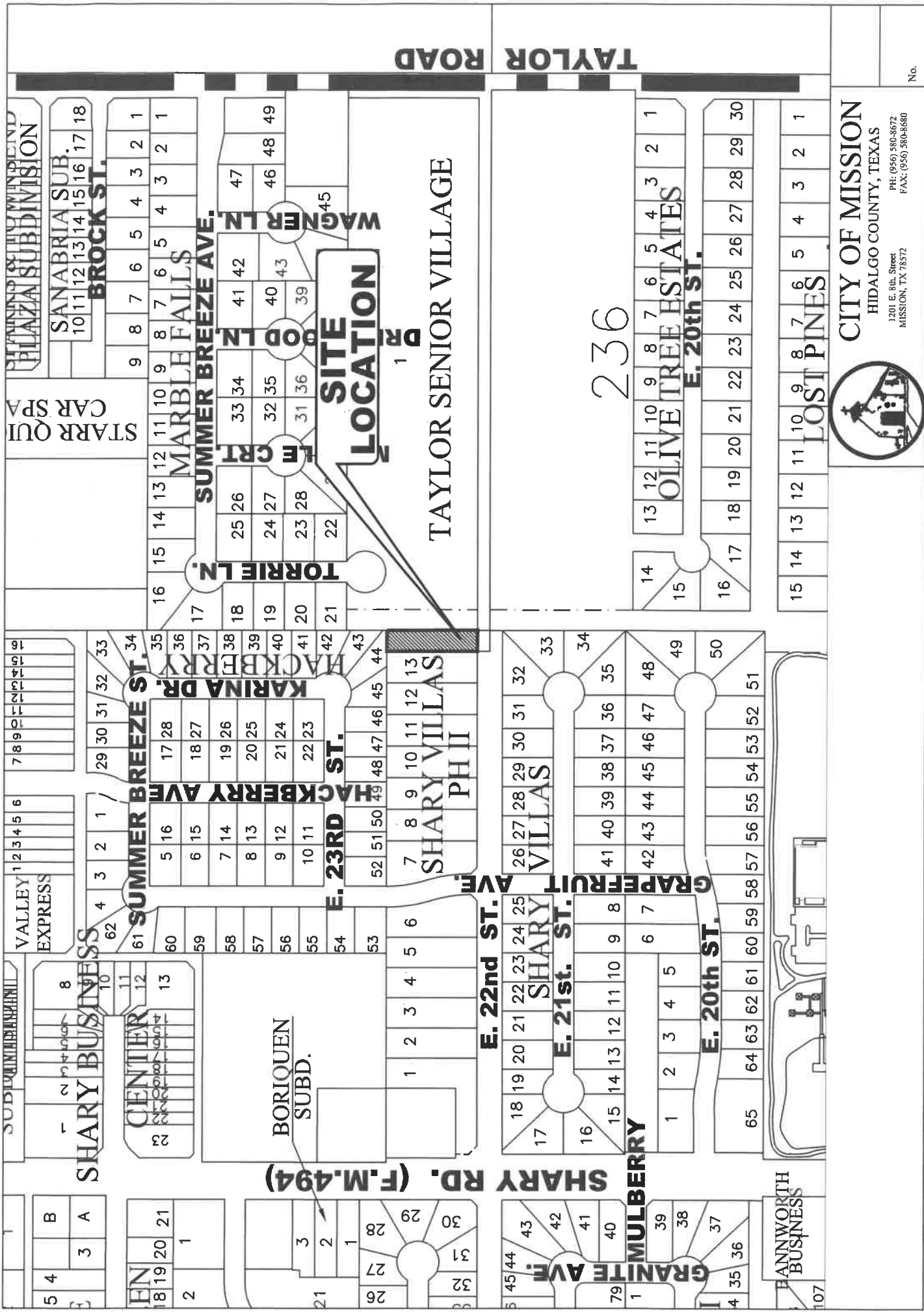
OTHER COMMENTS

Water District Exclusion
Escrow Park fees (167 Lots x \$500 = \$83,500.00)
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
2. Provide Water District Exclusion, and
3. Approval of the variance



TAYLOR ROAD

SITE LOCATION
1

TAYLOR SENIOR VILLAGE

236



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 280-8680

No.



E. 22ND ST.

**SITE
LOCATION**

Memo

To: City of Mission (Via Email on 04/10/23)

Attn: Gabriel Ramirez, City Planning Dept.

From: David Omar Salinas, P.E., R.P.L.S. 

CC: n:\subdivisionplats\glamarestates.phaseii.\missionvariance.memo.001.041023

Date: 4/10/2023

Re: Glamor Estates, Phase II

Please accept this Memo as a Variance request to Minimum lot frontage – from 60.0 feet City minimum to 50.0 feet as shown on the proposed plat. The plat frontage reflects all the land on the Deed of purchase. Please advise if you need anything else. Thank you.

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dsalinas@salinasengineering.com

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Drainage Report Narrative: Pages 2. – 3.
Hydrograph dated 03/30/23

Drainage Report Exhibits:

- A. Plat reduction of Glamor Estates, Phase II plat
- B. USGS Map, Hidalgo County Soils Survey Map
- C. Copy of FIRM – Hidalgo County, CPN 480335 0005 C, dated 11/20/1991
- D. Other Drainage Report Exhibits – Hidalgo County Rainfall Intensity Table

Proposed Glamor Estates, Phase II is a one-lot 0.25 Acre residentially zoned tract of land located at the intersection of E. 22nd. Street and future Banworth Street in the City of Mission.

This is a rectangularly shaped lot has 50.0 feet of frontage along E. 22nd. Street and has a depth of 216.10 feet. The tract is vacant, never has been improved and has no trees. Surrounding land uses are residential on all sides with the exception along the east side with remains undeveloped.

E. 22nd. Street is a City owned and maintained curb & gutter roadway complete with storm drainage improvements on 32' of back to back pavement improvements. There is a storm sewer set of inlets located west of this tract of land where waters flow westerly along the curb & gutter section and outfall into the curb inlets. No additional roadway dedication or pavement improvements are being required along E. 22nd. Street.

The lands occupied by the proposed site are located in Zone "C" according to the FIRM dated November 20 1991 – Community Panel No. 480335 0005 C. A review of Sheet 93 of the Soils Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Hidalgo sandy clay loam soil complex (Class B) with slopes between 0 and 1 percent. Such soils are well drained and surface runoff is slow. Permeabilities are moderate and the available water capacities are high.

In accordance with the drainage policies of the City of Mission, this subdivision shall be required to detain on-site the total volume of water CREATED by the post-development of this 0.25 Ac. tract. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 50-year storm event, and, existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.46 (using 4,000 Sq. Ft. of impervious improvements). *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 50.0 feet and an average slope of 0.10%, it was computed that the improved condition would produce an additional volume of 1,071.80 Cubic Feet, or, 0.03 Acre-Feet. Post developed runoff shall increase from 0.28 CFS to 0.35 CFS – an increase in runoff of 0.07 CFS from this tract.

The subdivider is required to limit the amount of off-site discharge from this site to a maximum of 0.28 CFS - the current drainage condition.

The City of Mission is charged with drainage report compliance such that if on-site detention will be required by the City with this lot that provides for a minimum detention of not less than 1,071.80 Cu. Ft. and a maximum permissible discharge of 0.28 CFS (rounded). Any off-site runoff that shall enter E. 22nd. Street and flow west where water will outfall into a curb inlet drainage system. The City of Mission is charged with compliance with the results of this report and may require a site grading and/or detention plan when this lot is permitted for residential construction.

Minimum finished floor elevation shall be not less than 18" above the top of curb.

