

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Palmettos Cove Subdivision
2.122 acres of land, being a part or portion of
Lot 22-1, West Addition to Sharyland
R-4
Developer: Aaron Balli Jr.
Engineer: R.O. Engineering, PLLC

REVIEW DATA

PLAT DATA

This subdivision is located approximately 360' east of Inspiration Rd. north of Barnes St. — see **vicinity map**. The developer is proposing 1 lot with (31) thirty-one open spaces for RV Park development with (2) two spaces to be designated for storm water detention purposes — see plat for actual dimensions, square footages, and land uses. The owner/developer is requesting variances from city codes for consideration as follows:

Variance 1:

Request variance from the R-4 Zoning Code allowing the operation of a mobile home or recreational vehicle park within the limits of the City and be exempt from the required license to operate specific park.

Variance 2:

Request variance from R-4 Zoning Code whereas the minimum size of a tract for development into a mobile home subdivision shall be 5 acres, thus allowing for a 2.122-acre mobile home/rv park.

Variance 3:

Request variance from R-4 Zoning Code to accept lots/spaces less than the minimum square feet and width allowed for M/H sites. Code requires a min. of 5,000 sq.ft. / 50' width on inner lots and 6,000 sqft / 60' width for corner lots. The lots within this development will average 1,600 sq.ft. with widths of 32'.

Variance 4:

Request variance from Code of ordinance Chapter 54 'Manufactured Homes, Mobile Homes, Recreational Vehicles & Parks' requiring a Recreation Area to be a min. 5% of the gross area. This development will not include a recreation area as specified.

Variance 5:

Request variance from Sec. 98-134 'Streets' to allow the design and proposed construction of a 28' ROW whereas the code requires streets within a subdivision to be at least 50'.

WATER

The site is protected by the existing 8" water line complete with a fire hydrant running to and thru the property which is looped for compliance. A 2" house meter will be installed to service the development.
– see utility plan

SEWER

Sanitary sewer will be available by an existing 8" private service tied to an existing 8" sewer system located on the east side of this development. The Capital Sewer Recovery Fee will be required at \$75.00 / space which equates to \$2,325.00 (\$75.00 x 31 spaces).

STREETS & STORM DRAINAGE

The proposed internal street will be a 24' Back-to-Back private drive with access from Barnes Street. The proposed drainage for this subdivision shall consist of surface runoff from the space into the street and collected by Type "A" inlets. Pipe sizes range from 18" to 24" which will carry storm water into 2 detention ponds located at the entrance of this development and ultimately released into the City's system located along the east right-of-way of Inspiration Rd. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

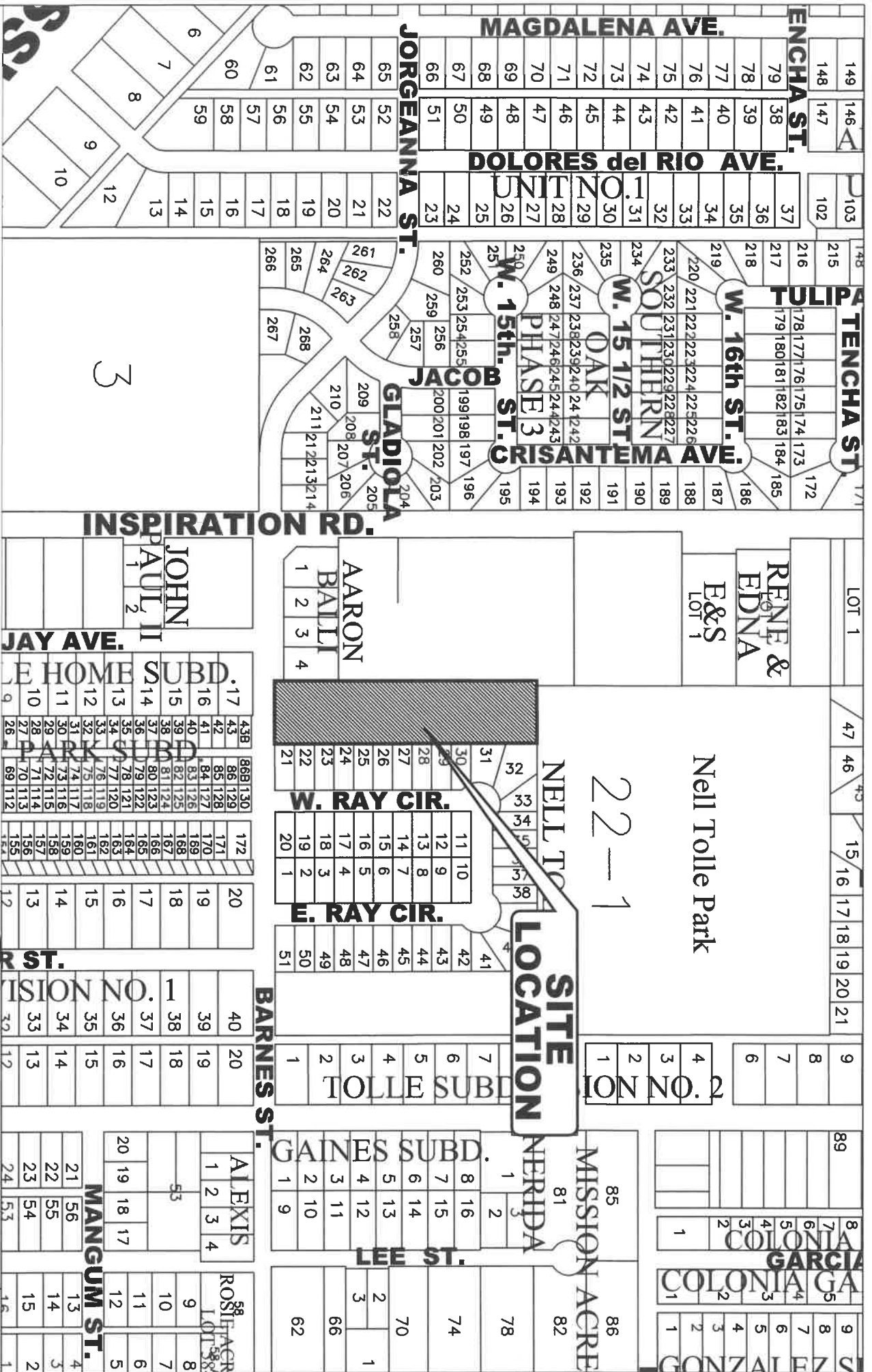
Escrow Park fees (31 spaces x \$500 = \$15,500.00)

Installation of Street Lighting as per City Standards

Must Comply with all other format findings.

RECOMMENDATION

Staff recommends denial due to the non-conformity of the City's general plan as stipulated within the code of ordinances and lack of applicable subdivision requirements.



3

22-1

SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 380-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

BARNES ST.

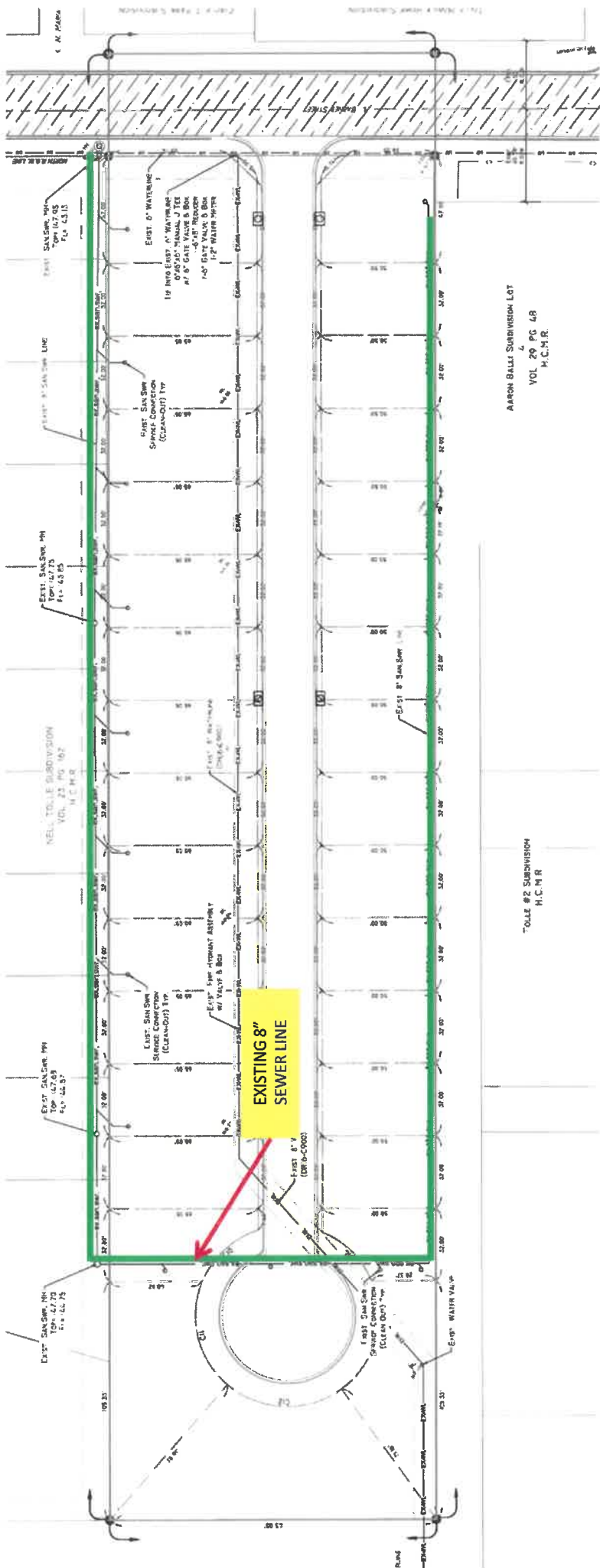
INSPIRATION RD.



LOCATION MAP
SCALE: 1/8" = 100'

LEGEND

- 1/4" = 100' (400' TO 800' TO 1600')
- 1/8" = 100' (800' TO 1600')
- 1/4" = 100' (1600' TO 3200')
- 1/2" = 100' (3200' TO 6400')
- 1" = 100' (6400' TO 12800')
- 2" = 100' (12800' TO 25600')
- 4" = 100' (25600' TO 51200')
- 8" = 100' (51200' TO 102400')
- 16" = 100' (102400' TO 204800')
- 32" = 100' (204800' TO 409600')
- 64" = 100' (409600' TO 819200')
- 128" = 100' (819200' TO 1638400')
- 256" = 100' (1638400' TO 3276800')
- 512" = 100' (3276800' TO 6553600')
- 1024" = 100' (6553600' TO 13107200')
- 2048" = 100' (13107200' TO 26214400')
- 4096" = 100' (26214400' TO 52428800')
- 8192" = 100' (52428800' TO 104857600')
- 16384" = 100' (104857600' TO 209715200')
- 32768" = 100' (209715200' TO 419544000')
- 65536" = 100' (419544000' TO 839112000')
- 131072" = 100' (839112000' TO 1678224000')
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6. N. PARK

EXIST. SANSEW. MH
TOP: 47.95
E.L. 43.15

EXIST. SANSEW. MH
TOP: 47.73
E.L. 42.93

EXIST. SANSEW. MH
TOP: 47.63
E.L. 42.83

EXIST. SANSEW. MH
TOP: 47.53
E.L. 42.73

EXIST. SANSEW. MH
TOP: 47.43
E.L. 42.63

EXIST. SANSEW. MH
TOP: 47.33
E.L. 42.53

EXIST. SANSEW. MH
TOP: 47.23
E.L. 42.43

EXIST. SANSEW. MH
TOP: 47.13
E.L. 42.33

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

EXIST. 8" SANSEW. LINE

1" INTO EXIST. 8" WATERLINE
AT 6" GATE VALVE & BOX
1/2" GATE VALVE & BOX
1/2" WATER METER

EXIST. SANSEW. SPINNET CONNECTION (CLEAN-OUT) TYP.

EXIST. SANSEW. SPINNET CONNECTION (CLEAN-OUT) TYP.

EXIST. 8" WATERLINE AT 6" GATE VALVE & BOX

EXIST. 8" WATERLINE AT 6" GATE VALVE & BOX

EXIST. 8" WATERLINE AT 6" GATE VALVE & BOX

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EXIST. 8" WATERLINE AT 6" GATE VALVE & BOX

EXISTING 8" SEWER LINE

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

EXIST. 8" (2018-2020)

AARON BALK SUBDIVISION LOT
VOL. 29 PG. 48
H.C.H.R.

TOLLE #2 SUBDIVISION
H.C.H.R.

TOLLE #2 SUBDIVISION
H.C.H.R.

TOLLE #2 SUBDIVISION
H.C.H.R.



DRAINAGE STATEMENT
For
Subdivision Plat of Palmettos Cove Subdivision
Mission, Texas

Palmettos Cove Subdivision is located within the Mission City Limits, approximately 360 feet east of the Inspiration Road / Barnes Street intersection, and is described as follows: A 2.12 acres of land, being a part or portion of Lot 22-1, West Addition to Sharyland Subdivision, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas.

Flood Zone Designation:

By graphical plotting, this property falls in Flood Zone "X" (unshaded), which is described as areas determined to be outside a 500-year floodplain, according to FEMA's Floor Insurance Rate Map Community Panel No. 480345 0005 C, revised November 20, 1991.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of (25) Hidalgo-Urban land complexes, which are Hydrologic Group "B." These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").


Existing Conditions:

The land comprising the Palmettos Cove Subdivision is currently vacant. The site's topography reveals the subdivision site has an average existing grade of approximately (0 - 1%) towards the east, with an estimated pre-developed runoff of 1.30 cubic feet per second.

Future Conditions:

Expected future use for this subdivision will consist of 33 Open Spaces for RV Park. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal a total maximum volume of additional runoff of 7,462 cubic feet (0.17 acre-feet) and a future Q of 6.10 cubic feet per second. The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed street and collected by Type "A" inlets located at critical points within the subdivision. The pipe size diameters shall range from 18" to 24". The proposed storm system shall be extended along Barnes Street and connected/released unto the City's drainage system located along the east right-of-way of Inspiration Road, which outfalls into the Mission Lateral, with a final outfall into the Laguna Madre. Tables and calculations are attached.



<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 _____	
<u>Alexis Lozano</u>	<u>7/18/23</u>
H.C.D.D. NO. 1	DATE