

### **ITEM# 3.0**

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

Turtle Cove Subdivision  
Being 7.417 acres out of Lot 33-1,  
West Addition to Sharyland  
R-2  
Developer: Town and Country McAllen, LLC  
Engineer: Trimad Consultants, LLC

#### **REVIEW DATA**

This property is located approximately 900' from the intersection of Inspiration Rd. and W. Mile 3 Rd. — see vicinity map. The property is currently open with a proposed use of Twenty-five (25) duplex-fourplex lots and one (1) detention pond. — see plat for actual dimensions, square footages, and land uses.

**WATER:** The water CCN belongs to Sharyland Water Supply. The developer is proposing to connect from an existing 8" water line located along the east side of White Oak Dr. and to extend into the subdivision 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:** Wastewater service will connect into an existing 8" sewer main located on the west side of White Oak Dr. An internal 8" sewer line system will provide sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$16,750.00 (\$670.00 x 25 lots).

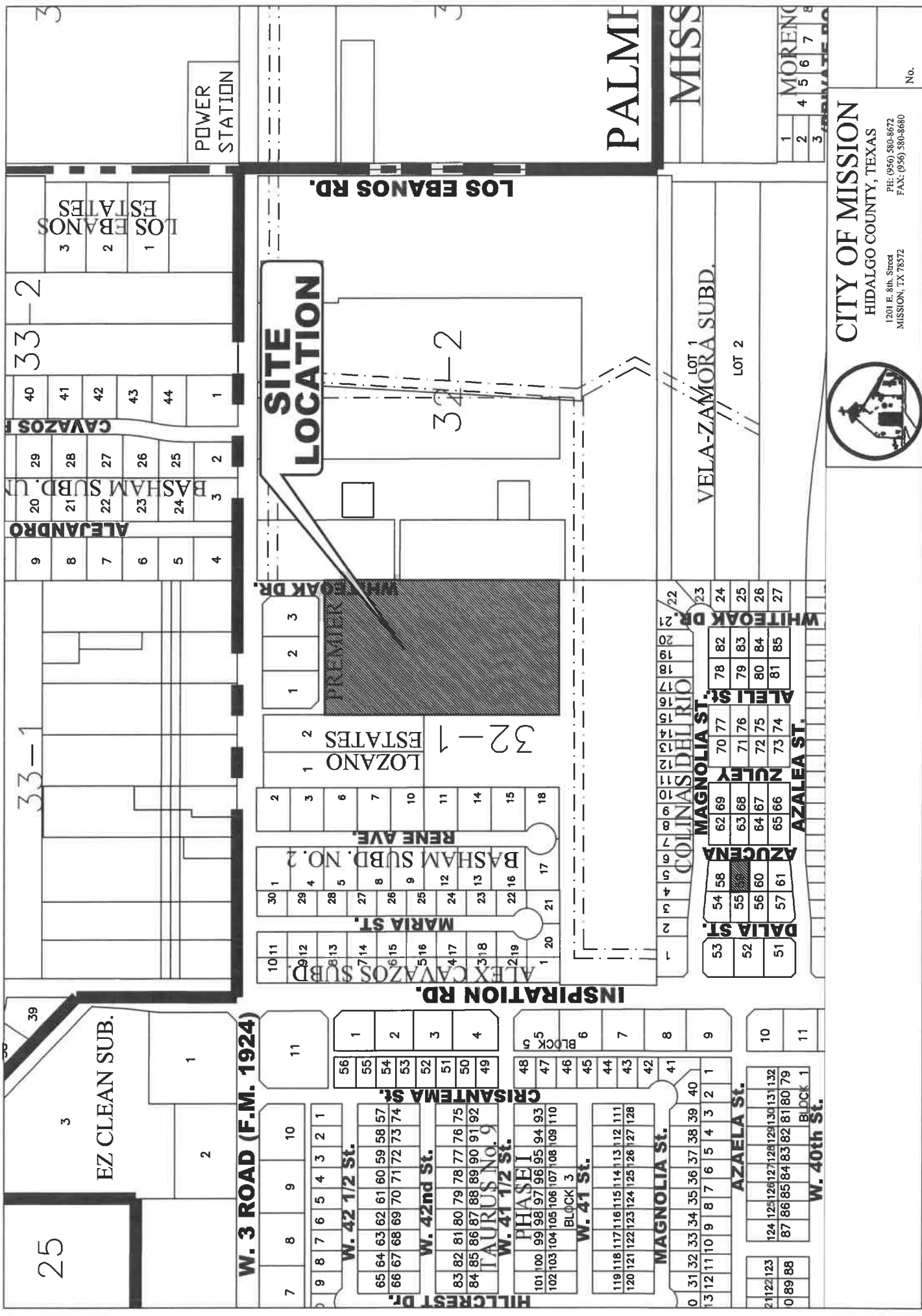
**STREETS & STORM DRAINAGE:** The proposed internal streets will be 38' Back-to-Back for White Oak Dr. and all other streets will be 32' BB within a 50' Right of Way. Access will be from W. Mile 3 Rd. The proposed drainage for this subdivision will consist of the water flowing into a detention swale through 6' curb cuts and a pvc bleeder line that leads to a proposed drainage manhole that discharges into an existing grate inlet located west of the SW corner of the property. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

- Water District Exclusion
- Escrow Park fees (100 lots x \$500 = \$50,000.00)
- 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 and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.



**SITE LOCATION**

**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78372  
 PH: (956) 580-8672  
 FAX: (956) 580-8680



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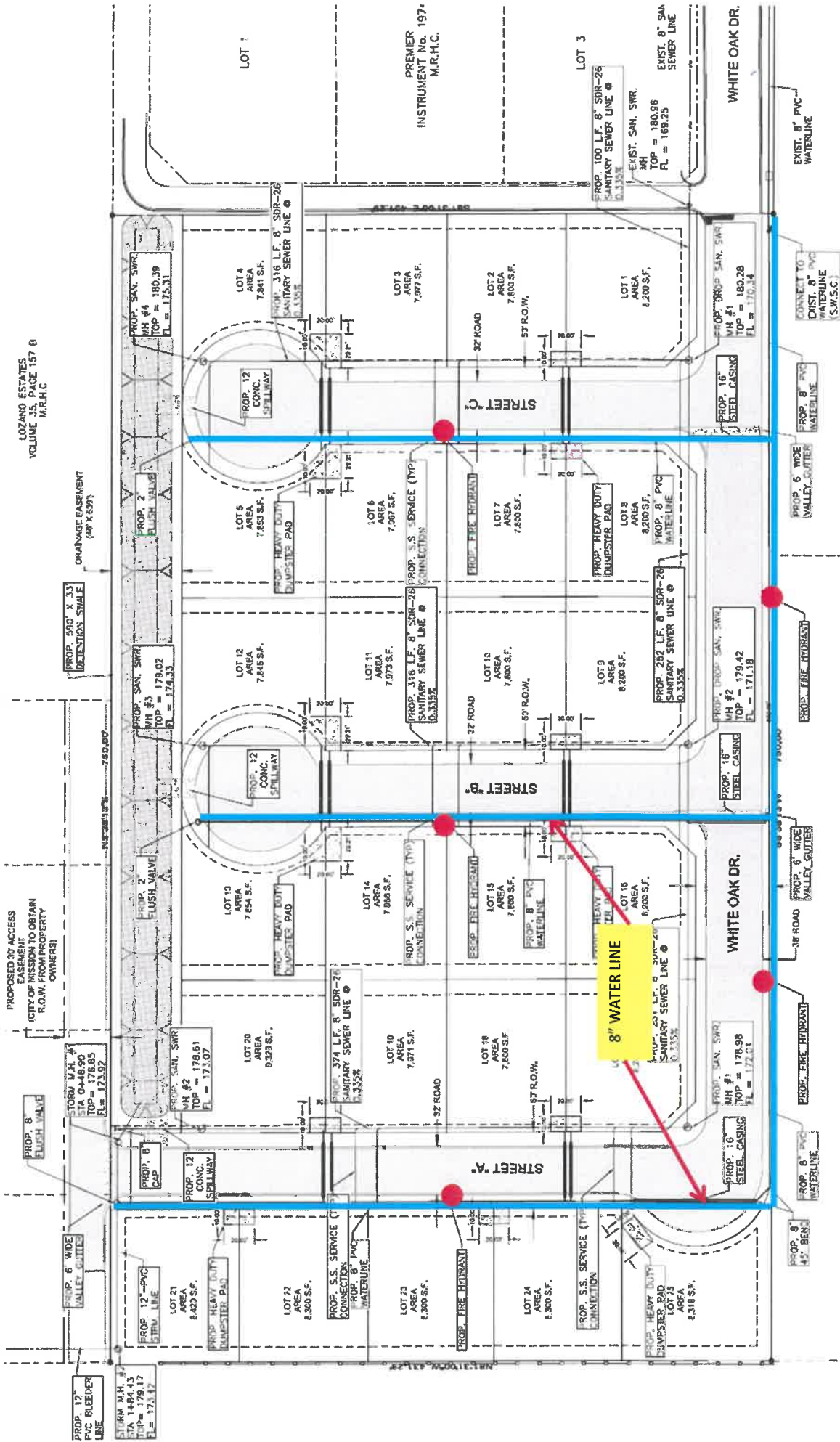
**SITE  
LOCATION**

**W. MILE 3 RD.**

**INSPIRATION RD**



LOZANO ESTATES  
VOLUME 35, PAGE 157 0  
M.R.H.C.



8" WATER LINE

WHITE OAK DR.

STREET A

STREET B

STREET C

PREMIER  
INSTRUMENT NO. 1974  
M.R.H.C.

LOT 1

LOT 3

WHITE OAK DR.

PROPOSED 30' ACCESS  
EASEMENT  
CITY OF MISSION TO OBTAIN  
R.O.W. FROM PROPERTY  
OWNERS

PROP. 17" PVC BLEEDER  
LINE  
STORM M.H. #4  
TOP = 179.17  
FL = 177.17

PROP. 12" PVC  
VALLEY GUTTER  
PROP. 8" FLUSH VALVE  
STORM M.H. #3  
TOP = 178.85  
FL = 173.92

PROP. 8" CAP  
PROP. 12" CONC.  
SPILLWAY  
PROP. SAN. SWR.  
M.H. #2  
TOP = 178.61  
FL = 173.07

PROP. SAN. SWR.  
M.H. #3  
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TOP = 180.28  
FL = 170.34

PROP. 12" CONC.  
SPILLWAY  
PROP. SAN. SWR.  
M.H. #2  
TOP = 178.61  
FL = 173.07

PROP. SAN. SWR.  
M.H. #3  
TOP = 179.02  
FL = 174.33

PROP. SAN. SWR.  
M.H. #4  
TOP = 180.39  
FL = 175.31

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. 12" CONC.  
SPILLWAY  
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FL = 174.33

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M.H. #4  
TOP = 180.39  
FL = 175.31

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

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PROP. SAN. SWR.  
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M.H. #1  
TOP = 180.28  
FL = 170.34

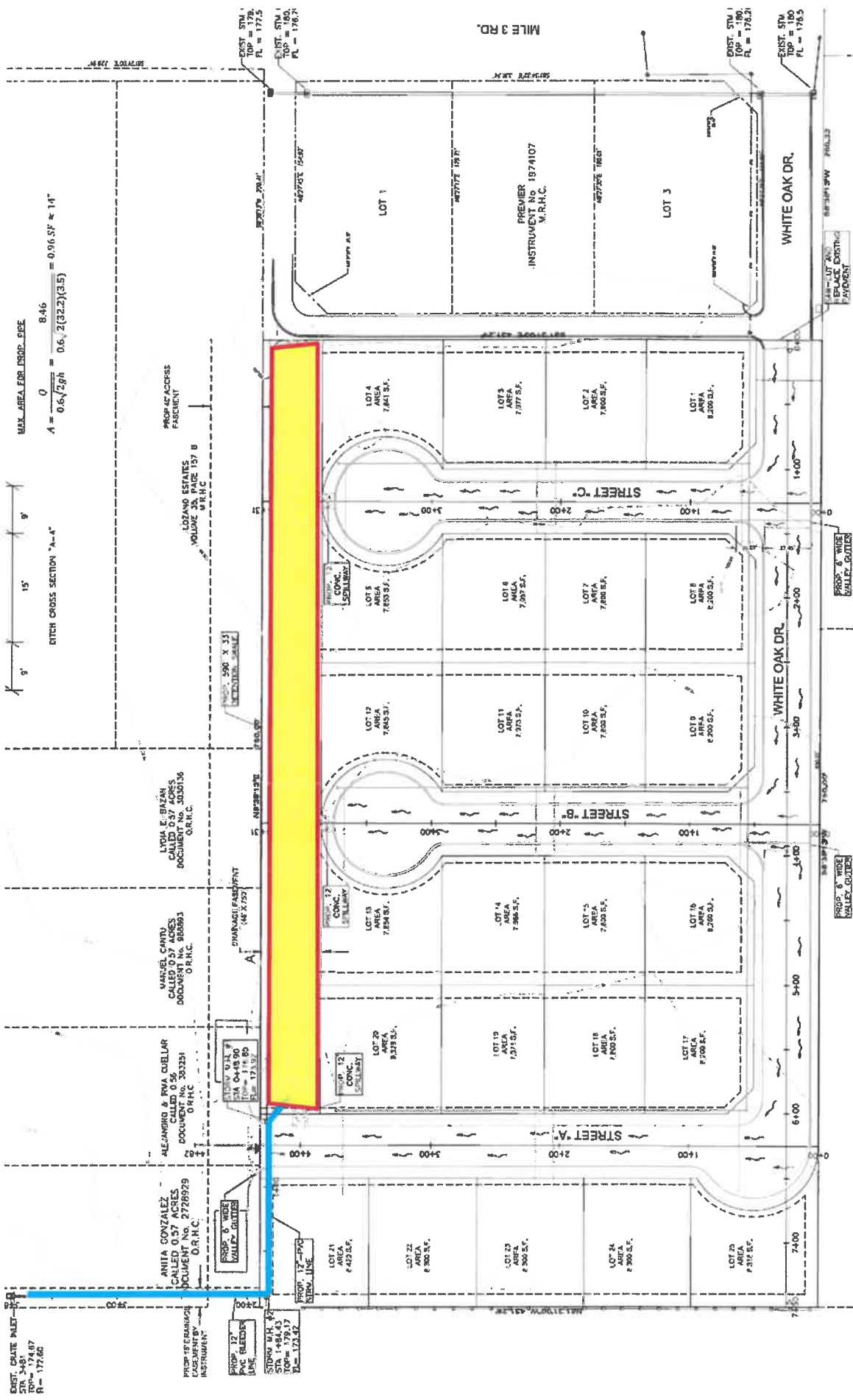
PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28  
FL = 170.34

PROP. SAN. SWR.  
M.H. #1  
TOP = 180.28





$$A = \frac{0}{0.6\sqrt{2}g} = 0.6 \cdot \frac{2(32.2)(3.15)}{2} = 0.96 \text{ SF} \approx 14"$$

$$\text{MAX. AREA FOR PROD. SIDE} = \frac{8.46}{0.6\sqrt{2}g} = 0.6 \cdot \frac{2(32.2)(3.15)}{2} = 0.96 \text{ SF} \approx 14"$$



EXIST. CURVE MILE-  
 STA. 3+81  
 TOP = 174.87  
 R = 177.60

PROP. 12 CONC. DRIVEWAY  
 STATION M.H. 47  
 STA. 1+86.43  
 TOP = 171.17  
 R = 123.82

PROP. 17 CONC. DRIVEWAY  
 STATION M.H. 47  
 STA. 1+86.43  
 TOP = 171.17  
 R = 123.82

ANITA GONZALEZ  
 CALLED 0.57 ACRES  
 DOCUMENT NO. 2728929  
 O.R.H.C.

ALEJANDRO & RIVA CUELLAR  
 CALLED 0.56 ACRES  
 DOCUMENT NO. 333291  
 O.R.H.C.

MARQUEL CANTU  
 CALLED 0.57 ACRES  
 DOCUMENT NO. 888983  
 O.R.H.C.

LYDIA E. BAZAN  
 CALLED 0.57 ACRES  
 DOCUMENT NO. 3030156  
 O.R.H.C.

LOZANO ESTATES  
 VOLUME 25, PAGE 157 B  
 O.R.H.C.

PROP. ACCESS  
 EASEMENT

PREMIER  
 INSTRUMENT NO. 1974107  
 V.R.H.C.

MILE 3 RD.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.

WHITE OAK DR.



**DRAINAGE REPORT  
FOR  
KIM MORENO SUBDIVISION**

**PROJECT LOCATION**

Kim Moreno Subdivision, being 7.426 acres out of Lot 33-1 West Addition to Sharyland Subdivision City of Mission, Texas, according to the map or plat thereof recorded in Volume 1, Page 56 of the Map Records of Hidalgo County, Texas. The project location is located inside the city limits of City of Mission.

**FLOOD PLAIN**

The subdivision lies within Flood Zone "C" (Areas of minimal flooding). Community Panel Number: 4803340400 C; Map Revised: November 16, 1982. The property is located approximately 900 feet from the intersection of Inspiration Road and W Mile 3 Road Mission, Texas. The property is currently open with a proposed use of twenty-five (25) multi-family lots and one (1) detention pond.

**SOIL CONDITIONS**

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 6.7% (4) Brennan fine sandy loam, 0 to 3 percent slopes, and 93.3% (25) Hidalgo fine sandy loam, 0 to 1 percent slopes.

Brennan fine sandy loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none, with a Hydrologic Soil Group Classification B.

Hidalgo fine sandy loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none, with a Hydrologic Soil Group Classification B. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. (See attached Soil Survey)

**PRE-DEVELOPED CONDITIONS**

Existing total property is a 7.426 acres tract. Currently this tract is undeveloped. Existing drainage pattern for this tract of land sends storm waters from the high point located on the North-West corner of the property to the Southwest corner of said property. The existing runoff from the lots during a 10-year rainfall event is 8.46 cfs per the attached calculations.

**POST-DEVELOPED CONDITIONS**

The proposed Kim Moreno Subdivision consists of a total 25 multifamily lots that vary from 7,800 to 9,000 sf. Total acreage for Kim Moreno Subdivision is 7.426 acres. Post-developed flow will be conveyed through valley gutters following the existing drainage pattern into a swale that detains approximately 44,399 cf. The proposed drainage for this subdivision will consist of the water flowing into a detention swale through 6-foot curb cuts and a 12-inch PVC bleeder line that leads to a proposed drainage manhole that discharges into an existing grate inlet located (around 200 LF) west of the Southwest corner of the property. The existing grate inlet outfalls into an existing curb inlet on the East side of Inspiration Rd. (See attached Overall Drainage Map). An additional 15-foot drainage easement will be needed along Anita Gonzalez's property. Per Hidalgo County Regulations, the proposed runoff from the lots after development during a 50-year rainfall event is 44.21 cfs per the attached calculations.

<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 _____	
Alexis Lozano H.C.D.D. NO. 1	6/29/23 DATE

