

ITEM# 3.0

PRELIMINARY & FINAL PLAT APPROVAL:

Laguna Oaks Subdivision
Being 11.861 acres out of Lot 16-1,
West Addition to Sharyland
PUD (R-1 Single Family Residential)
Developer: Emigdio Salinas
Engineer: M2 Engineering, PLLC

REVIEW DATA

PLAT DATA

The proposed subdivision is on the southeast corner of Inspiration and Mile One South Rd. The site was previously a golf course and presently has the typical terrain. - **see vicinity map**. The developer is proposing (43) Forty-Three single family residential lots - see plat for actual dimensions, square footages, and land uses.

WATER

The developer will connect to an existing 12" water line located along the south R.O.W. of Mile One South Rd. and extending an 8" water main thru the subdivision providing a 2" water service to each lot. There are 8 proposed fire hydrants to serve as filling stations via direction of the Fire Marshal's office. – **see utility plan**

SEWER

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of Lake View Dr. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$8,800.00 (\$200 x 44 Lots).

STREETS & STORM DRAINAGE

The subdivision will have an access from Scenic Way Blvd. The proposed streets will be 32' Back-to-Back within a 50' Right of Way. The undeveloped land is shaped with various hills and low spots to serve its previous use as a golf course; the drainage patterns are non-uniform with runoff draining towards a few low spots with exiting grate inlets. The runoff is collected and conveyed to la Cuchilla Drain owned and maintained by The City of Mission at a rate of 25.50 CFS for a 10-year storm event. The storm runoff from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released at the pre-developed peak discharge rate for a 10-year storm event. The proposed drainage infrastructure for phase I will consist of seven (7) proposed curb inlets that will collect and convey the storm runoff to proposed onsite detention areas. All of the proposed drainage for Laguna Oaks Master Plan will be installed during Phase I, designed to accommodate the City of Mission's Master Drainage Plan. The required detention for a 50-year frequency storm event is 2.94 acre-feet (128,278 CF), and the detention areas are proposed to provide 3.00 acre-feet (130,556 CF). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion
Escrow Park fees (43 Lots x \$500 = \$21,500.00)
Installation of Street Lighting as per City Standards
Must comply with all other format findings

RECOMMENDATION

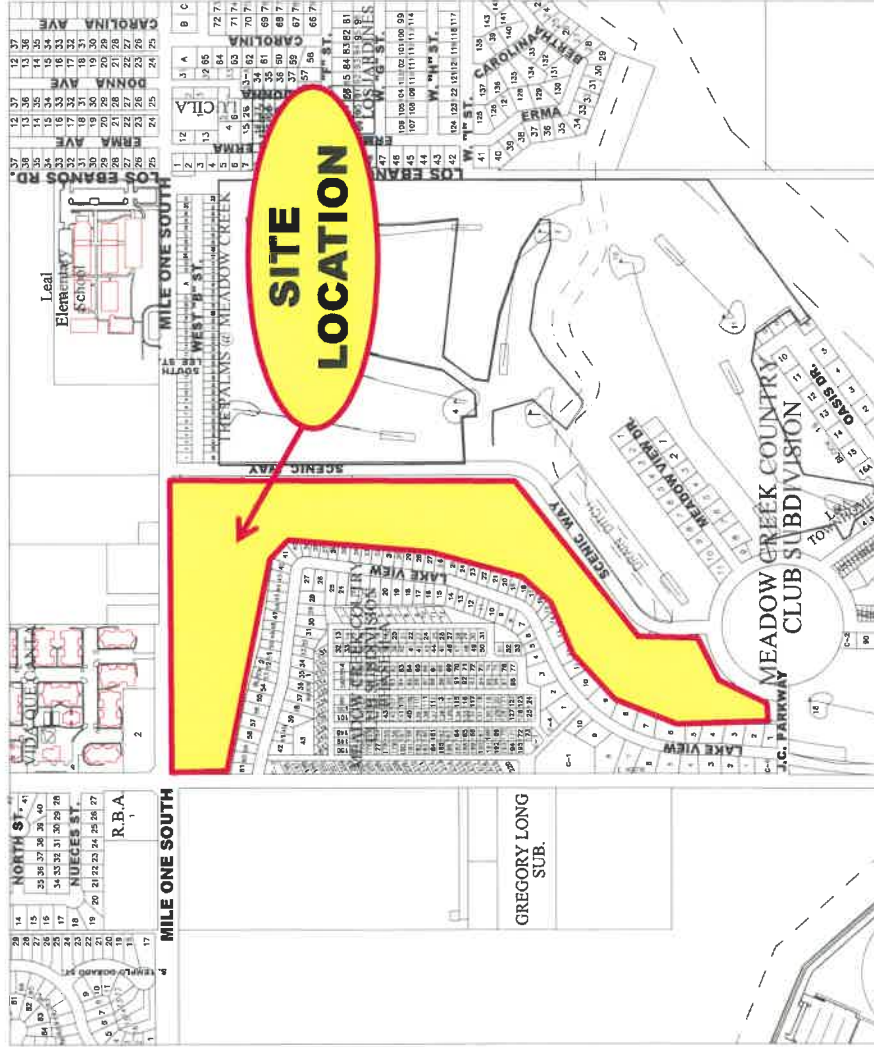
Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's
2. Provide Water District Exclusion



Planning and Zoning

Item
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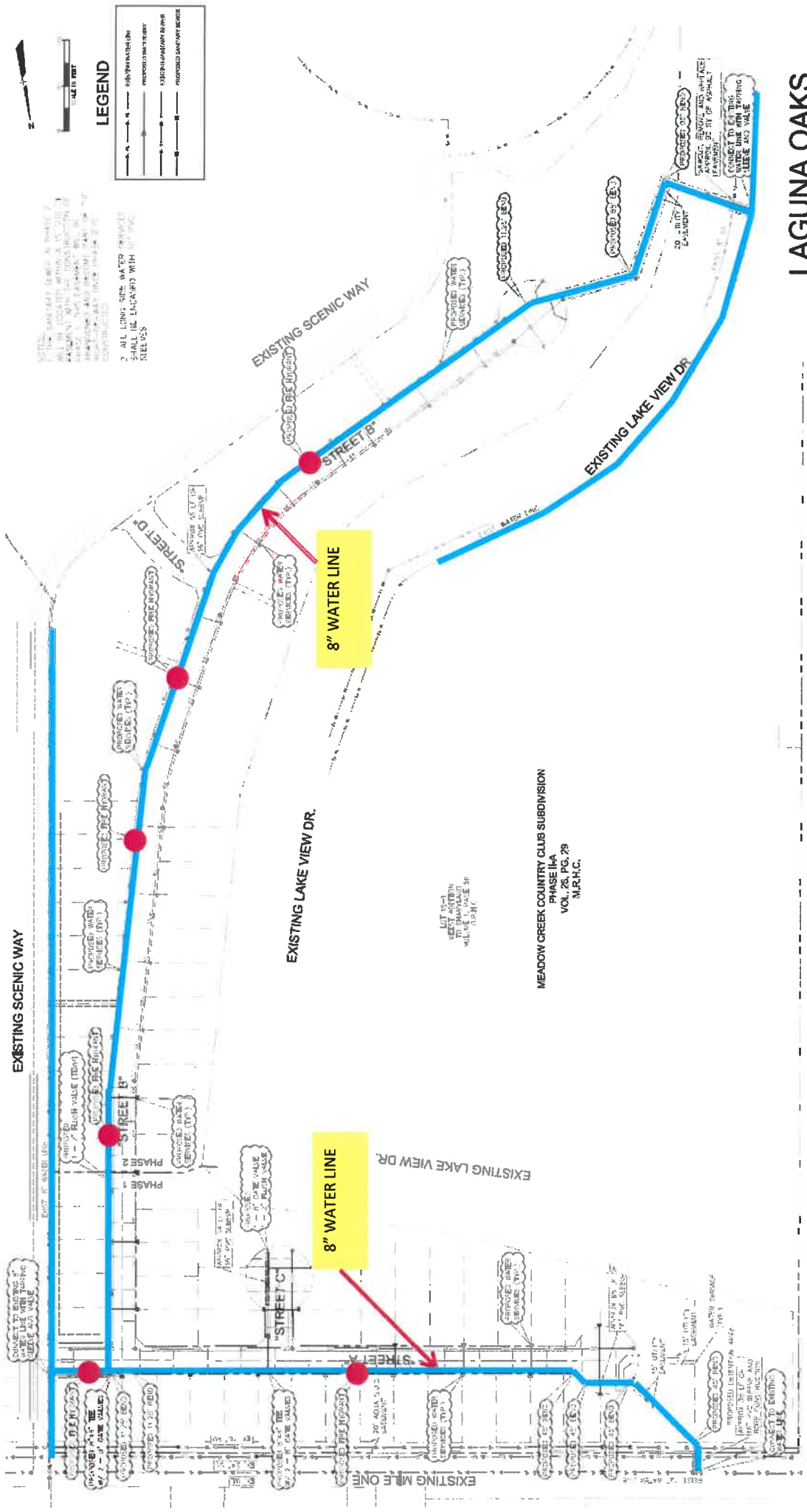
Not to Scale



**SITE
LOCATION**

Mile One South Rd.

Inspiration Road



ALL LOTS LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE SHALL BE LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE. ALL LOTS LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE SHALL BE LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE.

LEGEND

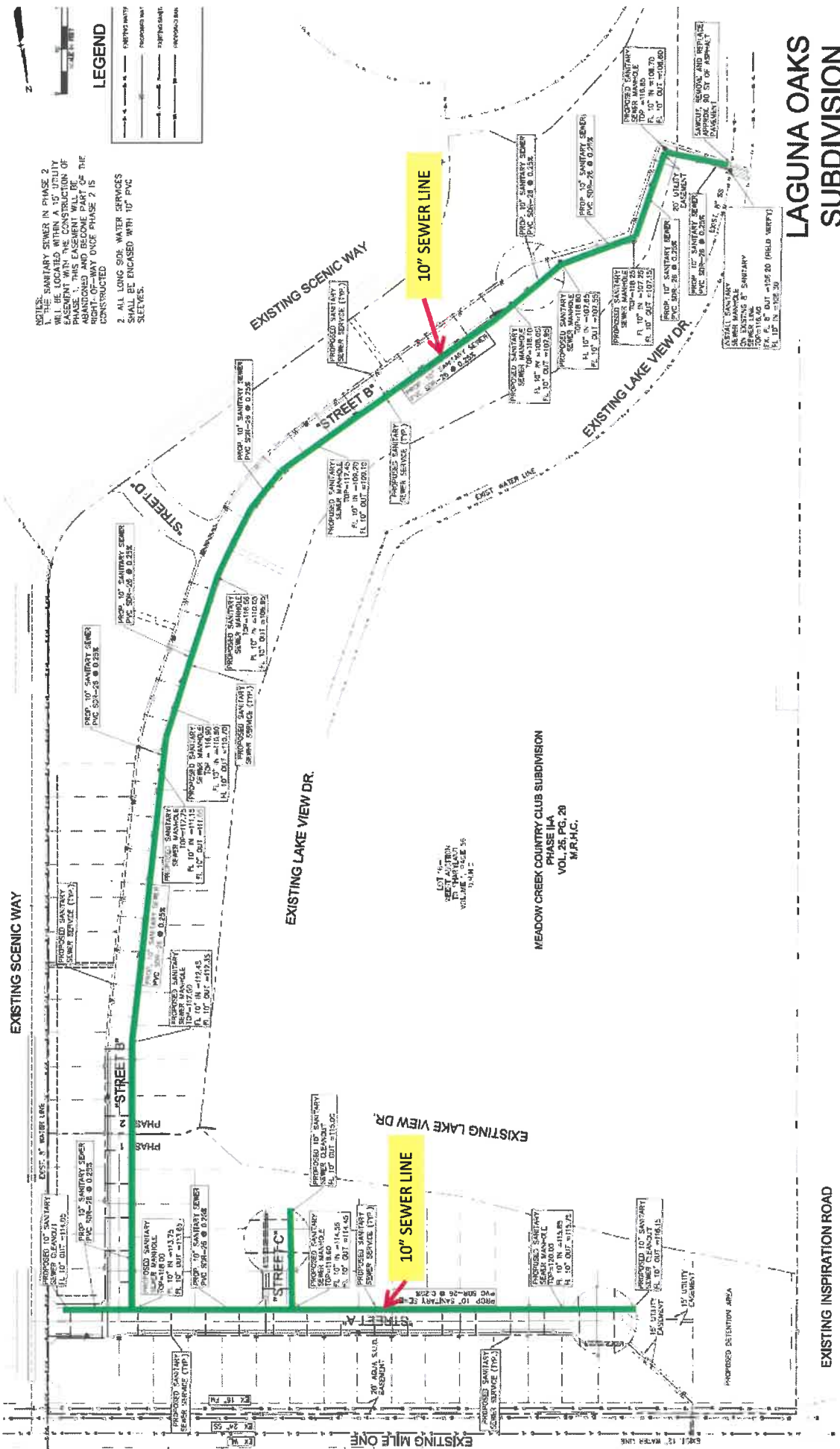
- PROPOSED WATER LINE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY SERVICE

ALL LOTS LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE SHALL BE LOCATED WITHIN A 100' BUFFER OF THE EXISTING WATER LINE.

MEADOW CREEK COUNTRY CLUB SUBDIVISION
 PHASE IIA
 VOL. 26, PG. 28
 M.R.N.C.

**LAGUNA OAKS
 SUBDIVISION**

EXISTING INSPIRATION ROAD



NOTES:
 1. THE SANITARY SEWER IN PHASE 2 SHALL BE CONSTRUCTED WITHIN A 5' UTILITY EASEMENT. WITH THE CONSTRUCTION OF PHASE 2, THIS EASEMENT WILL BE ABANDONED AND BECOME PART OF THE CONSTRUCTION OF PHASE 2 IS CONSTRUCTED.

2. ALL LONG SOLID WATER SERVICES SHALL BE ENCASED WITH 10" PVC RECEIVERS.

LEGEND

	10" SANITARY SEWER
	10" SANITARY SEWER MANHOLE
	10" SANITARY SEWER CLEANOUT
	10" SANITARY SEWER SERVICE LINE

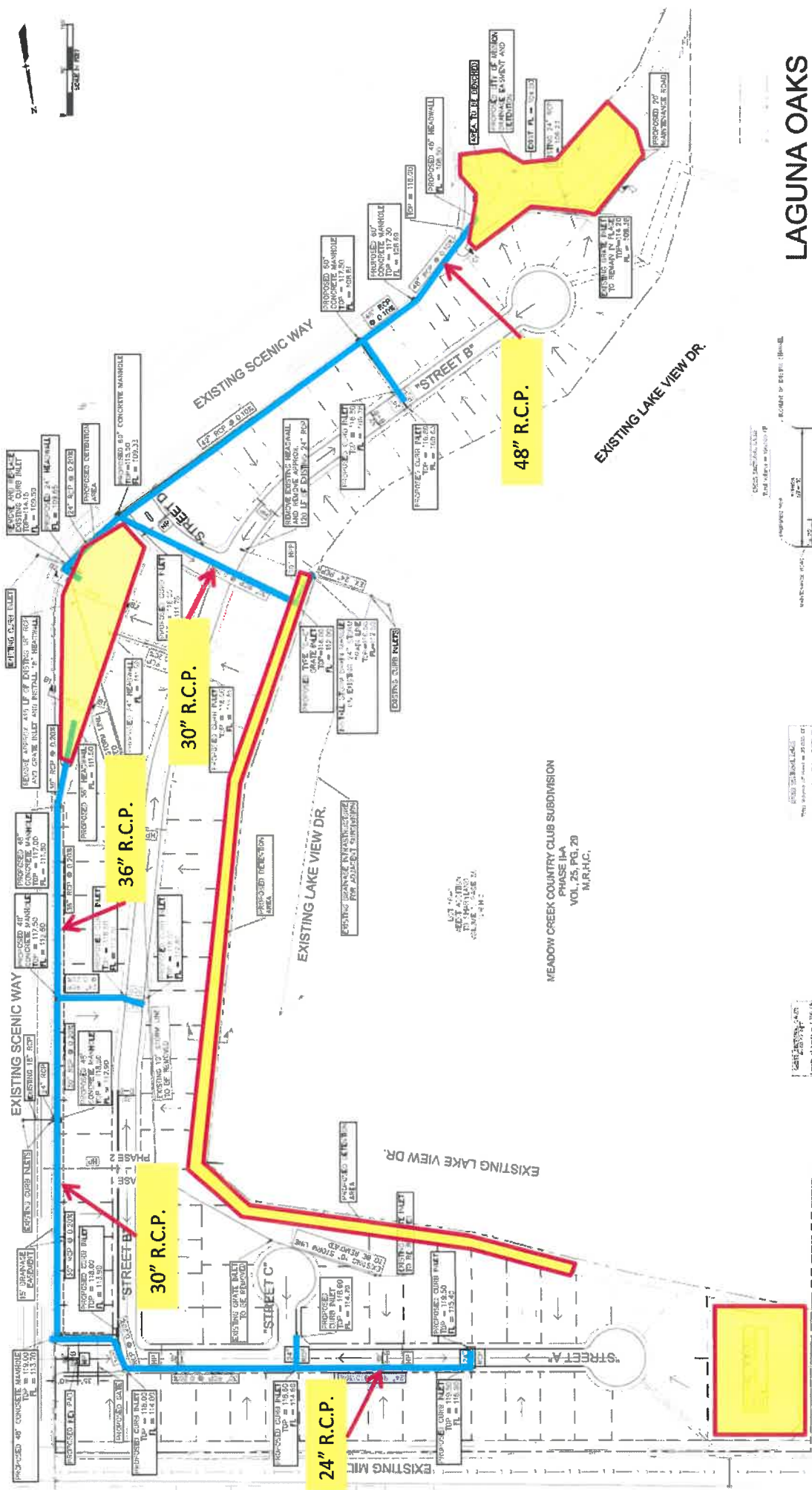
MEADOW CREEK COUNTRY CLUB SUBDIVISION
 PHASE I(A)
 VOL. 25, PG. 20
 M.R.P.C.

**LAGUNA OAKS
 SUBDIVISION**

EXISTING INSPIRATION ROAD

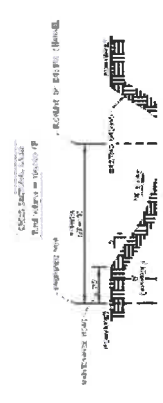
10" SEWER LINE

10" SEWER LINE



LAGUNA OAKS SUBDIVISION

MEADOW CREEK COUNTRY CLUB SUBDIVISION
 PHASE I(A)
 VOL. 25, PG. 29
 M.R.H.C.



MEADOW CREEK COUNTRY CLUB SUBDIVISION
 PHASE I(A)
 VOL. 25, PG. 29
 M.R.H.C.

EXISTING INSPIRATION ROAD

Drainage Statement
Laguna Oaks Subdivision - Phase I

Project Location

The proposed Master Plan for Laguna Oaks Subdivision consists of 1 Commercial Lot and 107 single-family residential lots, and is located on the Southeast corner of the intersection by Inspiration Road and Mile One South in the City, Limits of Mission, Texas. The subject tract is described as a 27,690-acre tract of land out of Lots 14-1, 15-1 and 16-1, West Addition Sharyland recorded in Volume 1, Page 58 according to the Map Records in the Office of the County Clerk of Hidalgo County, Texas.

This development will be constructed in two (2) phases. Phase I of the development is described by a 11,881- tract out of Lot 16-1, West Addition to Sharyland as recorded in Volume 1, Page 95, Hidalgo County, Texas. Phase I will feature 43 Single Family Residential lots with 1 Commercial lot located at the Northwest corner of the property (Lot 44).

Flood Plain

The site is located within both Zone "X" and Zone "AH". Phase I is subject to Zone "X": Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year floods. A small area within Phase II near the East property line of the tract falls to Zone "AH": Flood depths of 1 to 3 feet (usually areas of ponding), as described by FEMA Community Panel No. 480345-0005C. As mentioned, the Zone "AE" portion lies in Phase II of the development. As described by Exhibit "G", the area within Zone "AE" has been balanced to bring the low areas to the BFE of 118'; moreover, the balance yielded a net cut of 5,011 CY, which has been accounted for in detention requirement. The CLOMR-F is currently in progress, and will be provided during Phase II of the development.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of: Hidalgo fine sandy loam, 0 to 1 percent slopes (Hydrologic Group B); Hidalgo Sandy Clay Loam, slopes between 0 to 1 (Hydrologic Group B); Hidalgo sandy clay loam, 1 to 3 percent slopes (Hydrologic Group B); Reynosa Silty clay loam, saline, 0 to 1 percent slopes (Hydrologic Group C); Runny Silty Clay (Hydrologic Group C). Soils are well drained.

Map Unit Symbol	Map Unit Name	Area in ACF	Percent of ACF
18	Hidalgo fine sandy loam, 0 to 1 percent slopes	3.3	12.3%
19	Hidalgo sandy clay loam, 0 to 1 percent slopes	18.7	71.7%
20	Hidalgo sandy clay loam, 1 to 3 percent slopes	3.5	13.0%
14B	Reynosa silty clay loam, saline, 0 to 1 percent slopes	0.5	1.8%
14C	Runny silty clay	0.5	1.8%
Totals for Area of Interest			100.0%

Undeveloped Conditions

The featured project site consists of a 27,690-acre tract of land located on the Southeast corner of the intersection by Inspiration Road and Mile One South in the city limits of Mission, Texas. The vacant site was previously a golf course, but presently has the typical terrain that is seen for golf course landscaping. The land is shaped with various hills and low-spots to accommodate its

previous use as a golf course; moreover, the drainage patterns are non-uniform with runoff draining towards a few low-spots that feature existing grate inlets throughout the tract. The storm water runoff is collected by various existing grate inlets throughout the tract, and conveys it to La Cuchilla Drain, owned and maintained by The City of Mission at a rate of 25.50 CFS for a 10-year storm event.

Developed Conditions (Phase I)

The City of Mission and Hidalgo County Drainage criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 60-year frequency storm event, and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

Exhibit "A" details the proposed drainage calculations and drainage area maps for the featured development. As mentioned above, the subdivision will be developed in (2) two phases. Phase I of Laguna Oaks Subdivision will feature forty-three (43) lots to be zoned as Single Family with one (1) lot zoned as Commercial, and will span across an 11,881-acre tract of land found on the Southeast corner of the intersection by Inspiration Road and Mile 1 Road in the City of Mission. The proposed drainage infrastructure for Phase I will consist of seven (7) proposed curb inlets that will collect and convey the storm runoff to proposed onsite detention areas. In order to provide a positive drainage and a proper outfall for Phase I, all of the proposed drainage infrastructure proposed for Laguna Oaks Master Plan will be installed during Phase I with exception to the drainage infrastructure (curb inlets, drain pipe and detention area) that serves Ditch Cross Section "E" located within the Phase II Zone "AE" floodplain. This drainage system ultimately discharges into La Cuchilla Drain, owned and maintained by the City of Mission.

The proposed drainage layout was designed to accommodate the City of Mission's Master Drainage Plan, and incorporates the improvements recommended for the area (See Attached Exhibit "H"). The required detention for a 50-year frequency storm event is 2.94 acre-feet (125,278 CF), and the detention areas are proposed to provide 3.09 acre-feet (130,585 CF).

REJECTED
 APPROVAL FOR SUBMITTAL
 TO H.C. PLANNING DEPT.
 TO CITY
 DISCHARGE PERMIT REQUIRED
 DISTRICT FACILITY
 City of Mission
 HERRERA, GARCIA
 9/24/21
 DATE
 RECORD NO. 1



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This development will be constructed in two (2) phases. Phase I of the development is described by a 11.861- tract out of Lot 16-1, West addition to Sharyland as recorded in Volume 1, Page 56, Hidalgo County, Texas. Phase I will feature 43 Single Family Residential lots with 1 Commercial lot located at the Northwest corner of the property (Lot 44).

Flood Plain

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29	Hidalgo sandy clay loam, 1 to 3 percent slopes	3.5	12.7%
56	Reynosa silty clay loam, saline, 0 to 1 percent slopes	0.5	1.8%
64	Runny silty clay	0.5	1.8%
Totals for Area of Interest		27.4	100.0%

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<input type="checkbox"/> REJECTED	
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<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>Hector Garcia</u>	<u>9/24/21</u>
H.C.D.D. NO. 1	DATE

