

## **ITEM # 2.1**

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

Washington Lots Subdivision  
Being a 0.97 acre tract of land more or less, being  
the south 845' of the west 1 acre, Lot 92 Mission  
Acres  
R-1  
Developer: Julio Cerda  
Engineer: South Texas Infrastructure Group

## **REVIEW DATA**

### **PLAT DATA**

This property is located on the northeast corner of the intersection of Blake Ave. and Washington St. — see **vicinity map**. The developer is proposing a 11 Lot residential subdivision. Currently, the land is vacant — see plat for actual dimensions, square footages, and land uses.

### **WATER**

Water will be supplied by a proposed 8" water main line located along the east side of Washington St. to include a fire hydrant. The line will connect to an existing 8" main perpendicular on Blake Ave. and looped to an existing line along W. 18<sup>th</sup> St. — see **utility plan**

### **SEWER**

A proposed 8" sanitary sewer line will be made available to service each lot which will be installed within a 10' utility easement located at the rear, east of the development. The line will connect to an existing 8" sewer line from W. 18<sup>th</sup> St. and run south ending at a proposed cleanout. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,200.00 (\$200.00 x 11 lots).

### **STREETS & STORM DRAINAGE**

Access to the proposed Lots will be from Washington St. The post development volume of storm water runoff is 5.99 cfs based on the 50-yr storm frequency. Approximately 4,283 cft or 0.098 ac-ft will need to be detained within the green areas of the proposed lots and overflowing into Washington St. This street eventually outfalls into a City of Mission Ditch located on the northeast corner of the intersection of Los Ebanos Rd. an W. Griffin Parkway. The City Engineer has reviewed and approved the drainage report.

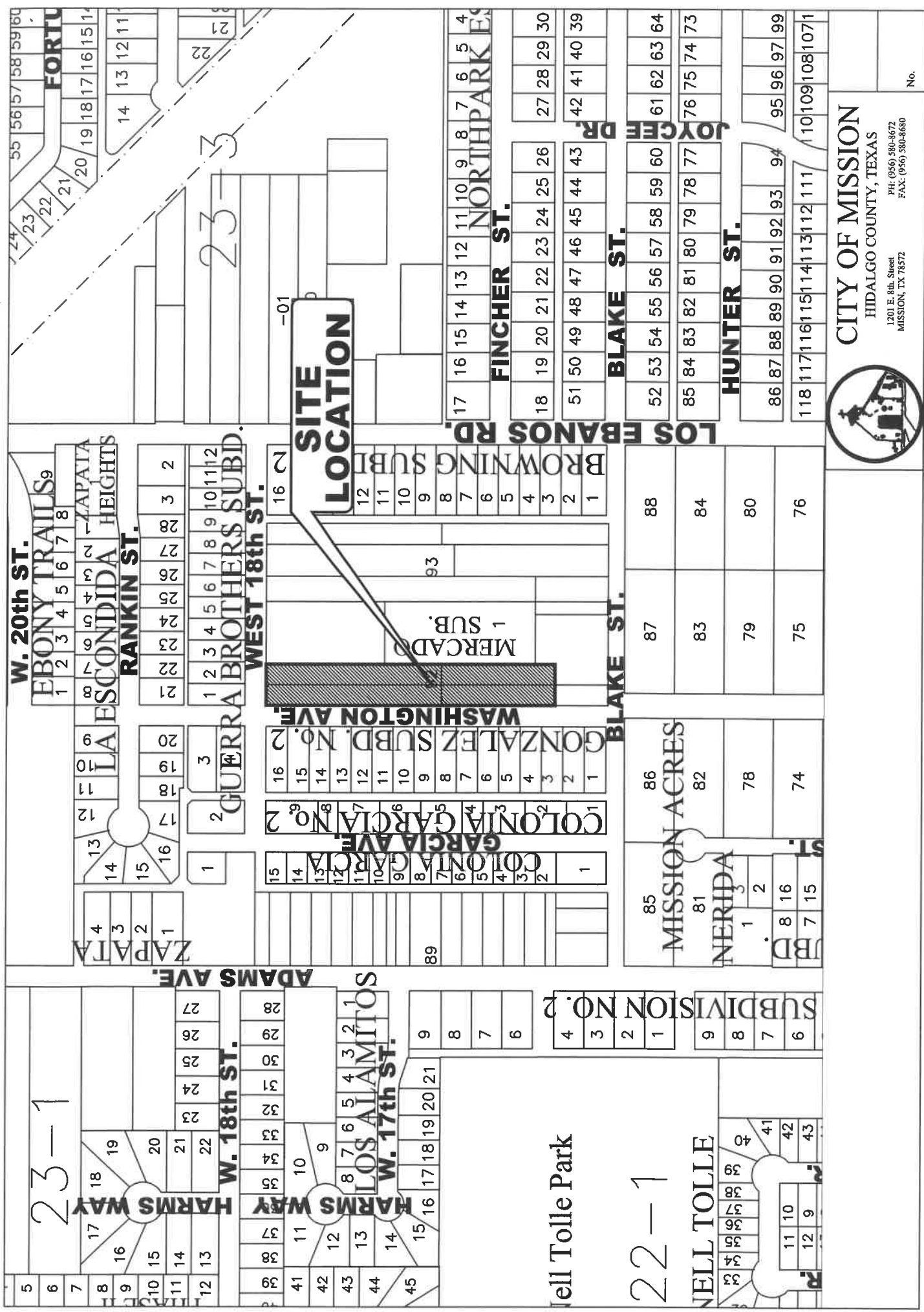
### **OTHER COMMENTS**

Payment of Park Fees in the amount of \$5,500.00 (\$500 x 11 lots)  
The development has existing 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 Fees
2. Payment of Park Fees
3. Comply with all other format findings.



**SITE  
LOCATION**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 7872

PH: (956) 580-8672  
 FAX: (956) 580-5680

No.

5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160
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**SITE  
LOCATION**

**W. 18TH ST.**

**WASHINGTON ST.**

**BLAKE AVE.**



# WASHINGTON LOTS SUBDIVISION

## DRAINAGE REPORT

### DRAINAGE REPORT – WASHINGTON LOTS SUBDIVISION

#### PROJECT LOCATION

Washington Lots Subdivision is a proposed 12-lot residential subdivision located within the City of Mission Jurisdiction. Being a 1.71 acre out of Lot 92, Mission Acres Subdivision, Hidalgo County, Texas. This property is located on the Northeast corner of the intersection of Blake Avenue and Washington Street.

#### FLOOD PLAIN

The property is in zone "X"; Zone "X" are areas determined to be outside 500-year-flood-plain; Community Panel No. 480345 0005 C, revised November 20, 1991.

#### SOIL CONDITIONS




According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 100 % of Hidalgo-Urban land complex (31), 0 to 1 percent slopes. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. This soil are listed in Hydrologic Group B. See Appendix C.

#### EXISTING CONDITIONS

The subject property is currently part undeveloped and part developed. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade from the south west, to the north east part of the property. In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **3.48 cfs**.

#### PROPOSED CONDITIONS

The post development volume of storm water runoff is **5.99 cfs** base on the 50-year storm frequency, as per attached calculations, which is an increase of **3.83 cfs**. In accordance with the City of Mission and Hidalgo County Drainage District No. 1 policy, we have calculated that approximately a total of **4,283 cft** or **0.098 acre-ft**, will need to be detained withing the green areas of the proposed lots and overflowing into Washington Street. This street eventually outfalls into a City of Mission Ditch located on the Northeast corner of the intersection of Los Ebanos Rd and West Griffin Parkway.

<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 type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
 H.C.D.D. NO. 1	 DATE

  
Victor Trevino, P.E.  
South Texas  
Infrastructure Group, LLC  
04/28/2022



#### PROJECT LOCATION MAP