

ITEM # 6.2

PRELIMINARY & FINAL PLAT APPROVAL:

Reserve on Taylor Subdivision
Being a 10.0 acres tract of land, out of Lot 236,
John H. Shary Subdivision
R-1A
Developer: Elite Development, LLC
Engineer: M2 Engineering, PLLC

REVIEW DATA

PLAT DATA

The Reserve on Taylor Subdivision is located on the West side of Taylor Rd. approximately 1,520' South of Griffin Pkwy (F.M. 495) — see **vicinity map**. The tract is currently vacant with a proposed land use for 30 residential lots and 2 detention ponds. This subdivision will be private therefore shall comply with policies and regulations per city ordinance. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect to an existing 6" water line located along the west R.O.W. of Taylor Rd. and extend an 8" water line through the site providing water service to each lot. It will be looped to the west connecting into the existing adjacent subdivision. There are 4 proposed fire hydrants via direction of the Fire Marshal's office. — see **utility plan**

SEWER

The developer will connect to an existing sewer line located north of this site along the south ROW of the proposed E. 22nd St. and extend south into the subdivision with an 8" PVC line to collect from all lots abutting to this street which will end with a standard MH on front of Lot 30. All lots will be stubbed front-and-center with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$6,000.00 (\$200 x 30 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 1 street with access from Taylor Rd. and end at a cul-de-sac. Since this development will be private, no other dead-ends for future expansions or accesses will be necessary. The street will have a 50' ROW with median islands to support gate entrances, key pads, and turn-arounds. The design will include a proposed 32' B-B paved street with curb & gutter. A 30' ROW parallel from the northern property line will be dedicated to the future expansion of E. 22nd St. which shall be escrowed to the City for this purpose.

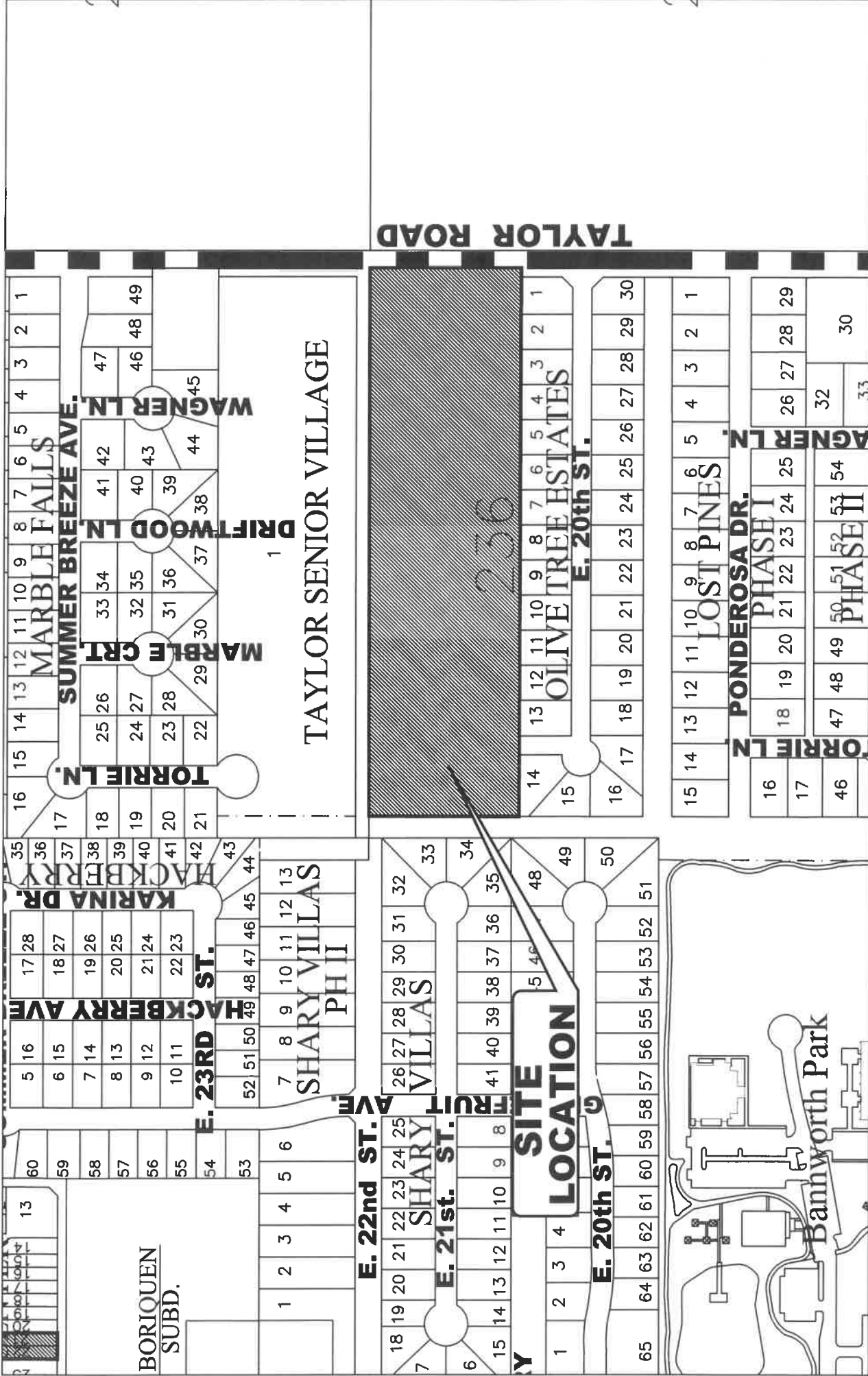
The site lies within a Zone X flood zone as per FIRM panel No. 480345 005C. The site features uniform drainage patterns draining towards the west. The proposed drainage infrastructure consists of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite drainage detention pond situated along the east property line. From thereon, the onsite detention pond will connect and drain into an existing 36" storm line found along the west side of Taylor Rd. The municipal separate storm sewer system is owned and operated by the City of Mission. The designated detention pond is designed to accommodate the required storage volume. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

1. Installation of Street Lighting as per City Standards
2. Water District exclusions
3. Payment of Park fees (\$500xLot)
4. Comply with all other format findings

RECOMMENDATION

Staff recommends approval.



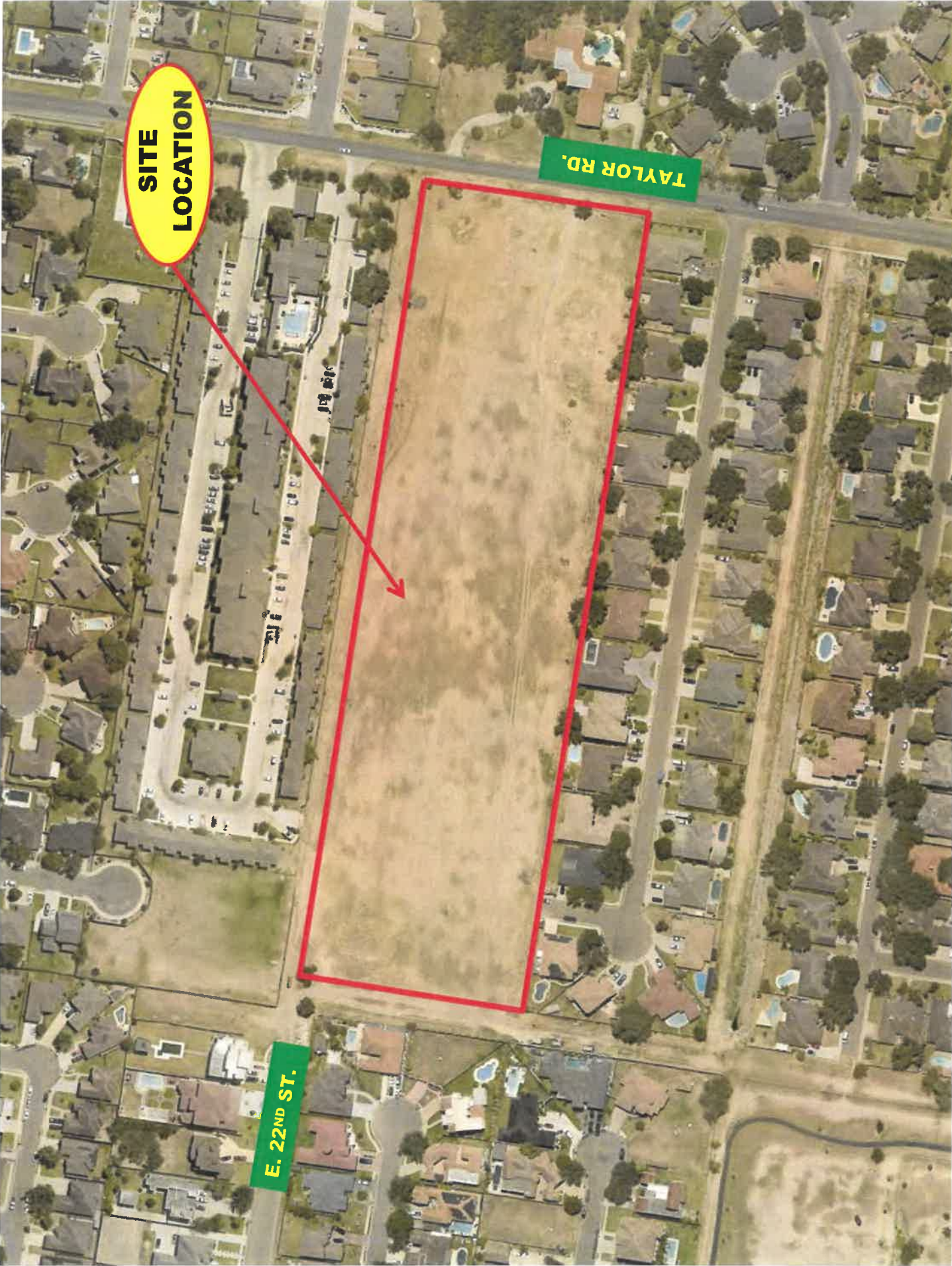
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8680

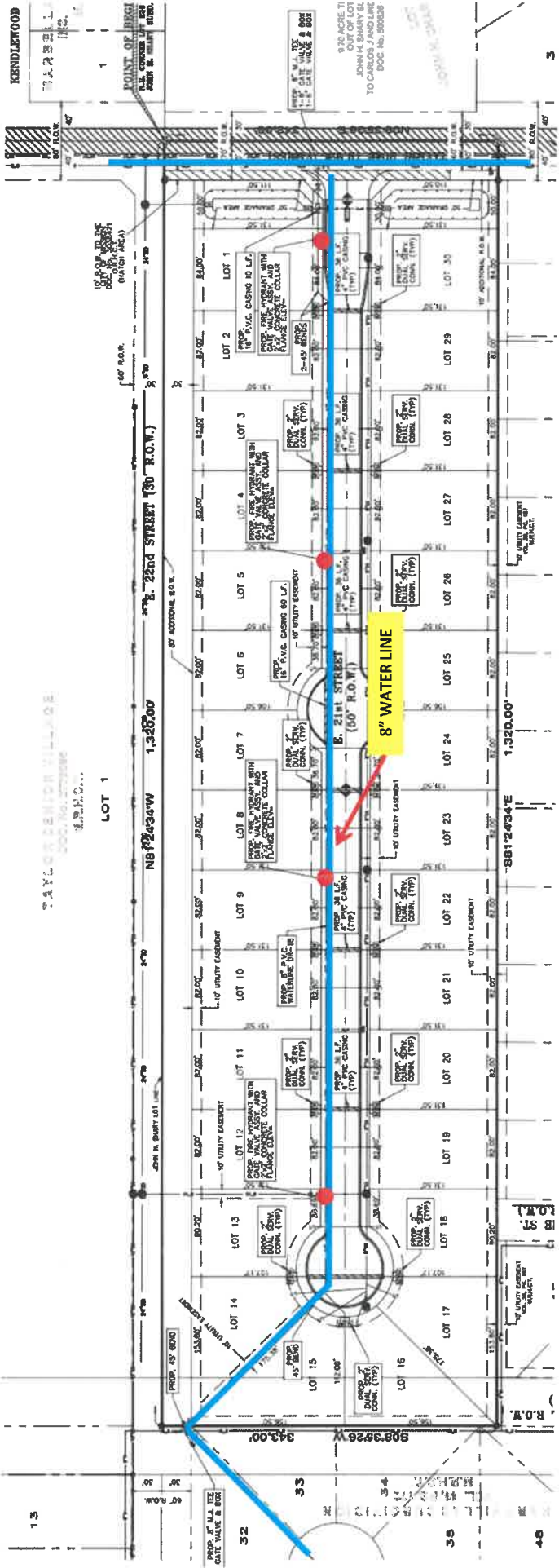
No.

**SITE
LOCATION**

TAYLOR RD.

E. 22ND ST.





TAYLOR CENTER VILLAGE
 300 N. 22nd Street
 Waukegan, IL 60087

LOT 1

22nd STREET (30' R.O.W.)

8" WATER LINE

21st STREET (50' R.O.W.)

NB 124th W 1,325.00'

SB 124th E 1,350.00'

32

33

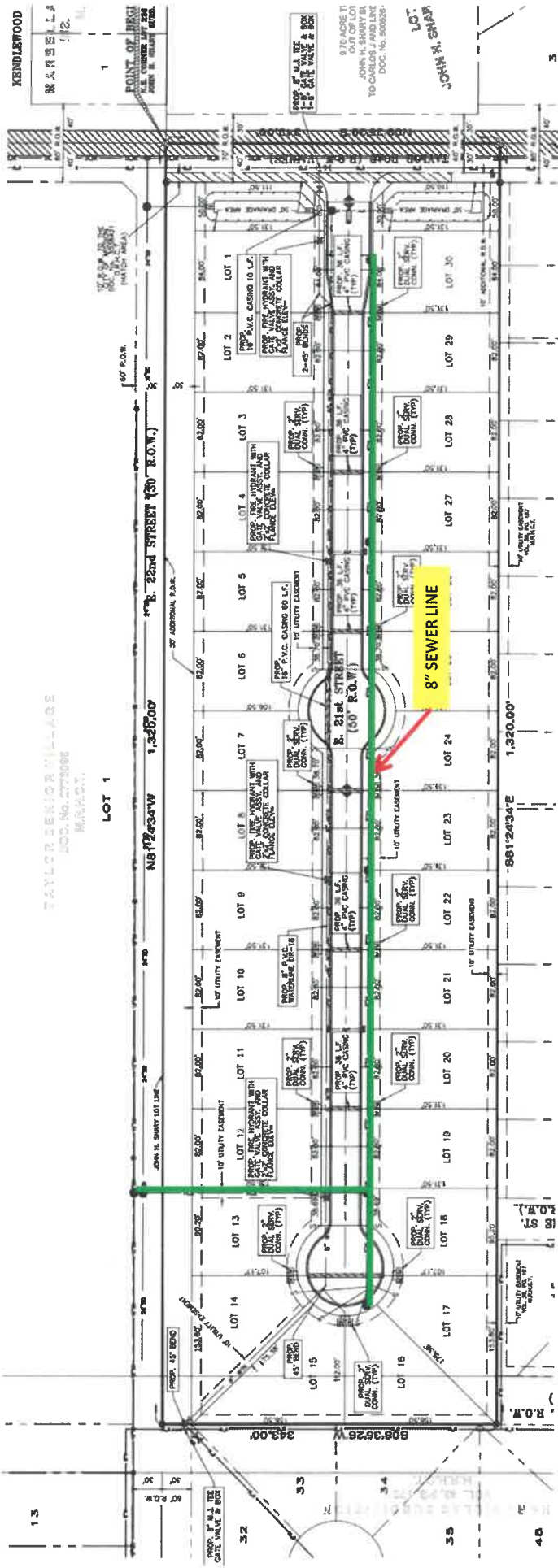
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13

3



TAYLOR SEBASTIAN & ASSOCIATES
 1000 No. 2775000
 HOUSTON, TX

LOT 1

N812624W 1.32500

8" SEWER LINE

32

33

34

35

36

37

38

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41

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43

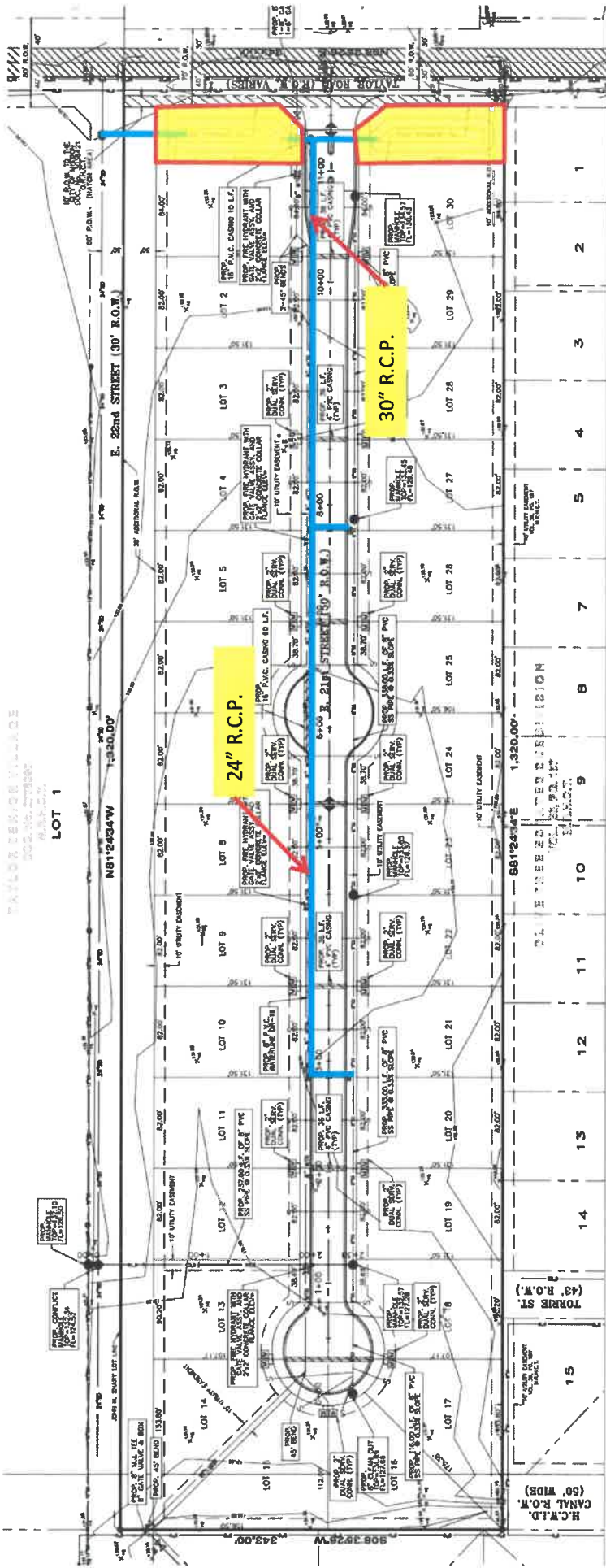
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TAYLOR DESIGN SERVICES
 200 S. 10th Street
 Lincoln, NE 68508
 402.441.1111

LOT 1

24" R.C.P.

30" R.C.P.

H.C.P.D. CANAL R.O.W. (50' WIDE)

TORRIS ST. (43' R.O.W.)

681'24.41'E

1,320.00'

1,320.00'

E. 22nd STREET (30' R.O.W.)

E. 21st STREET (30' R.O.W.)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

Drainage Statement

Reserve on Taylor Subdivision

Project Location

The Reserve on Taylor Subdivision is located on the West side of Taylor Road approximately 1,520-feet South of Pecan Blvd (FM 495) in the City of Mission, Texas.

The tract of land described as being a 10.0-acres tract of land out of Lot 236, John H. Shary Subdivision, as Recorded in Volume 1, Page 17, Map Records Hidalgo County, Texas.

Flood Plain

The site is located within Zone "X", Outside the 500-year flood plain. Based on Community FIRM Panel No. 480345 005C, Map Revised November 20, 1991.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of two distinct soils: Hidalgo fine sandy loam with 0 to 1 percent slopes; Hidalgo sandy clay loam with 0 to 1 percent slopes. Both soils are classified as well drained and belong to Hydrologic Group B.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	1.3	12.2%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	9.4	87.8%
Totals for Area of Interest		10.7	100.0%

Undeveloped Conditions

The project site consists of a 10.00-acre tract of land located on the West side of Taylor Road approximately 1,520-feet South of Pecan Blvd (FM 495) and is currently vacant/undeveloped. The site features uniform drainage patterns with a tendency to drain towards the West over a near flat terrain with average slopes of 0.10 - 0.25%. The undeveloped flow drains at a rate of 3.64 CFS for a 10-year frequency storm.

Developed Conditions


The City of Mission and the Hidalgo County Drainage District No. 1 (HCDD#1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-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 analysis, drainage area maps and coinciding drainage design criteria for the site.

The improvements for the Reserve at Taylor Subdivision are intended to accommodate a 28-Lot Single Family Residential Subdivision. The proposed drainage infrastructure consists of an internal pipe system with curb inlets that that will capture and convey the residual storm runoff towards an onsite drainage detention pond situated along the East Property Line. From thereon, the onsite detention pond will connect and drain in to an existing 36-inch Storm Line found along the West side of Taylor Road. The Municipal Separate Storm Sewer System (MS4) is owned and operated by the City of Mission. The

required detention for a 50-year frequency storm event for the development is 1.10 acre-feet (47,924 CF) at a peak runoff rate of 30.56 CFS increase due to the improvements. The proposed detention pond is designed to accommodate the required storage volume.

REJECTED
 APPROVED FOR SUBMITTAL
 TO H.C. PLANNING DEPT.
 TO CITY
 DISCHARGE PERMIT REQUIRED
 DISTRICT FACILITY
 CITY FACILITY
 OTHER

H.C.D.D. NO. 1 _____
DATE 4-12-27



Emigdio Salinas
8/31/2023