

## **ITEM # 6.1**

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

RENU Acres Subdivision  
A 5.0 acre tract of land out of Lot 92,  
The Nick Doffing Co. Subdivision No. 1  
Rural E.T.J.  
Developer: Uner Gomez  
Engineer: Nain Engineering, LLC

### **REVIEW DATA**

#### **PLAT DATA**

The proposed subdivision is located at the southeast corner of the intersection of W. Mile 7 North and Brushline Road (Mission Rural ETJ) – see vicinity map. The developer is proposing (5) Five Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

#### **WATER**

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8” water line located along the west side of Brushline Road with individual service lines to Lots 1, 3,4, & 5 and a service line connecting to an existing 8” main from W. Mile 7 North for Lot 2. There are 2 existing fire hydrants available to be used as filling stations via direction of the Fire Marshal’s office – see utility plan

#### **SEWER**

Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county’s typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission’s Sewer CCN.

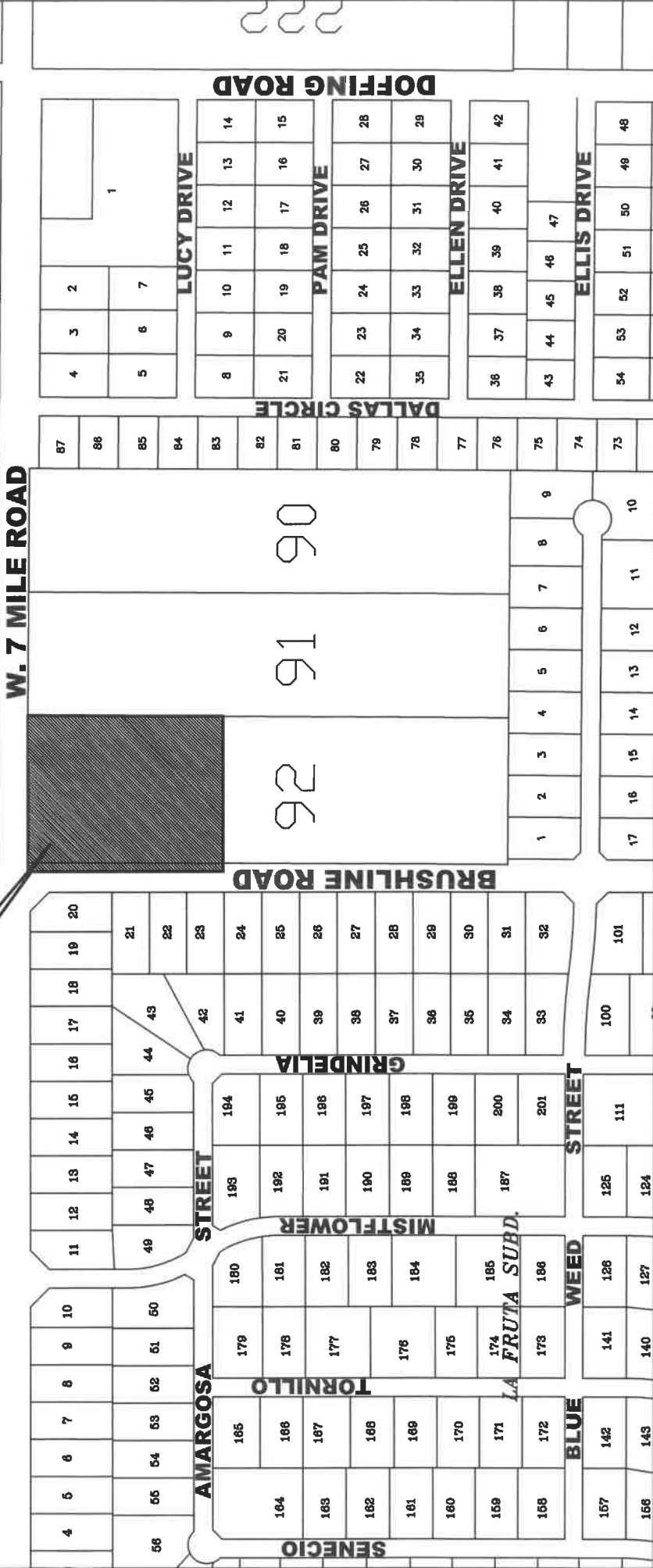
#### **STREETS & STORM DRAINAGE**

Access will be available from Brushline Rd for Lots 1, 3,4, and 5 and from W. Mile 7 North Rd for Lot 2. The storm runoff after development will be increased by 2.25cfs for a total of 5.0cfs, which has been calculated that 8,817 cf of storm runoff for a 50 yr design frequency and will be detained within the property by a proposed detention area. An 18” pipe with safety end treatment will be required at driveways. The City Engineer has reviewed and approved the drainage report.

#### **RECOMMENDATION**

Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

128	116	104	93	82	71	60	93	94	95	96	97	2
127	114	105	92	69	70	61						
126	113	106	91	68	69	62						
125	112	107	90	67	68	63						
124	111	108	89	66	67	64						
123	110	109	88	65	66	65						
<b>LOS NARANJOS SUBD.</b>							<b>SITE LOCATION</b>	4	2	1	1	
18	17	16	15	14	13	12						



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

**SITE  
LOCATION**

**MILE 7 NORTH RD.**

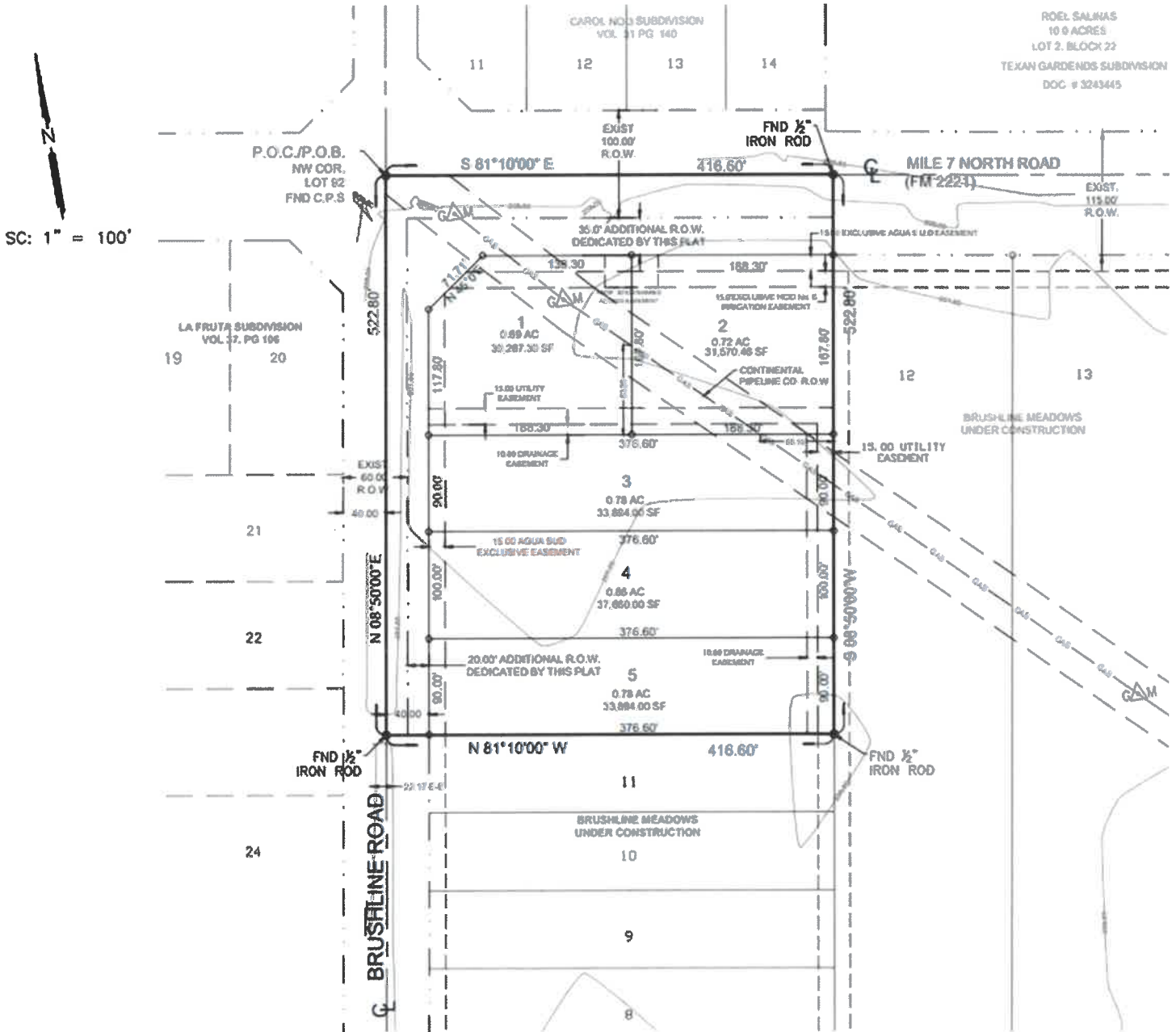
**BRUSHLINE RD.**





# RENU ACRES SUBDIVISION

A 5.0 ACRE TRACT OF LAND OUT OF LOT 92, THE NICK DOFFING CO. SUBDIVISION NO. 1, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

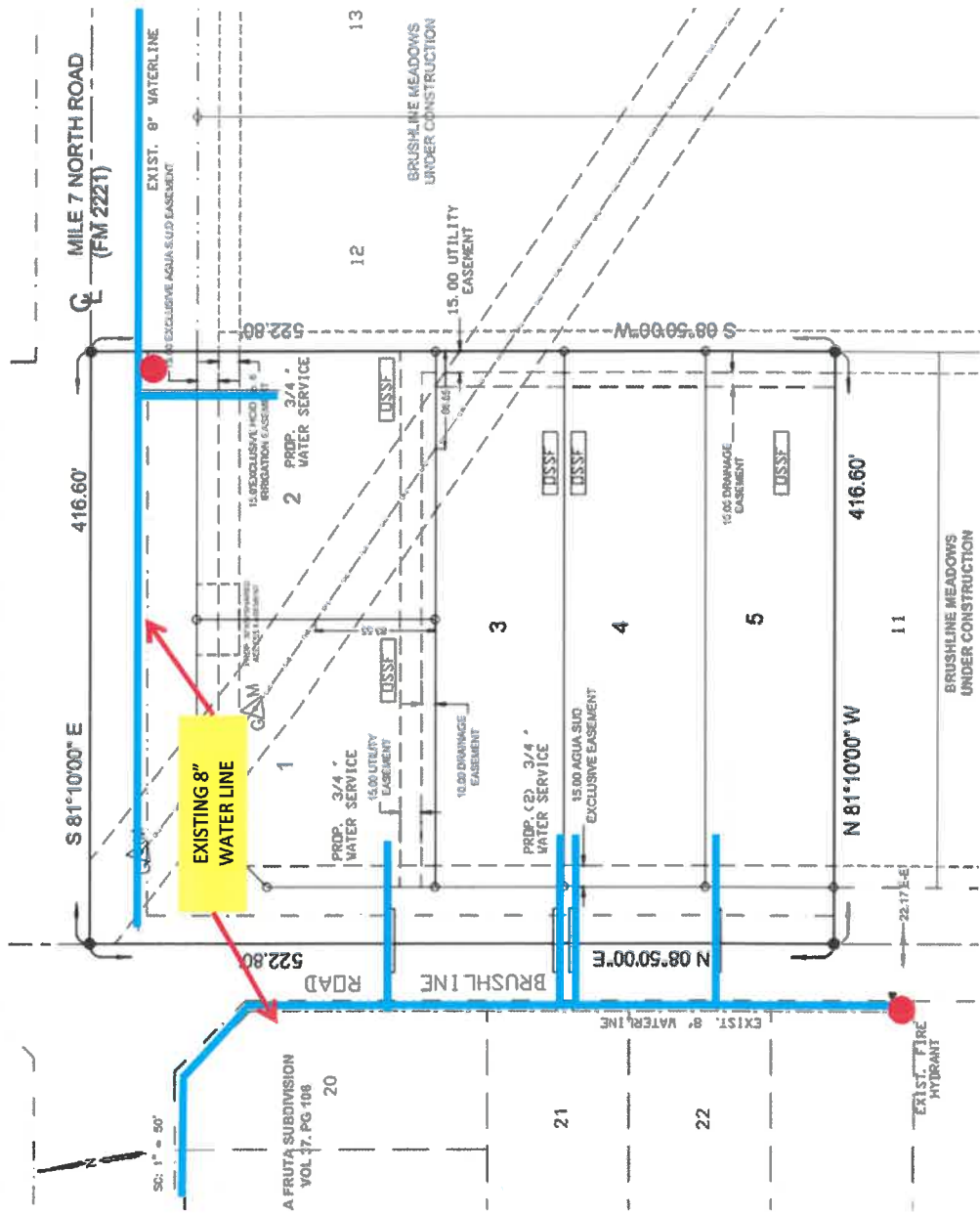


**NAIN ENGINEERING, L.L.C.**  
 CONSULTING ENGINEER

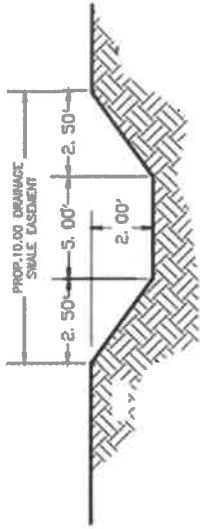
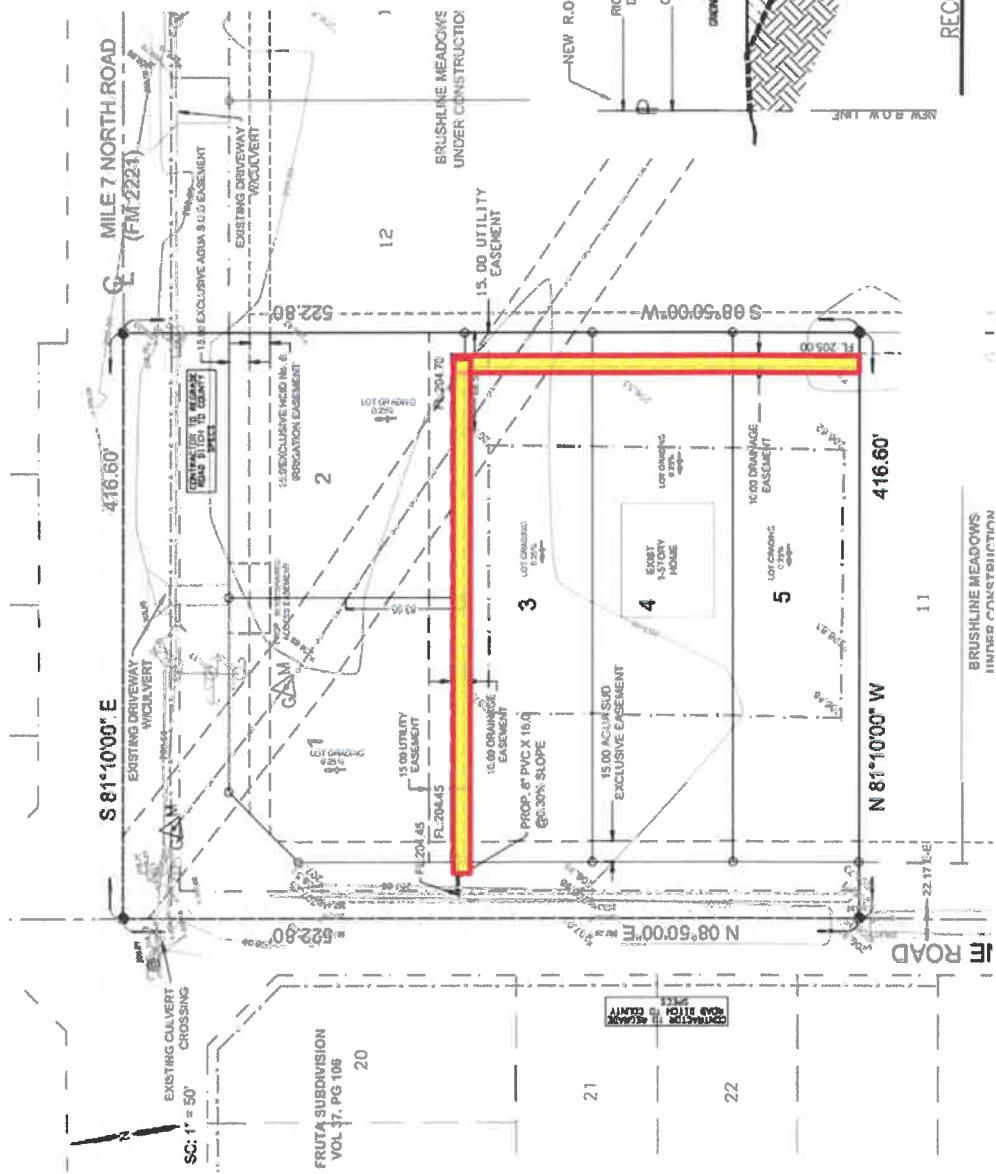
526 N. 5TH STREET DONNA, TEXAS. 78537      FIRM NO. F-9050      PH. (956) 784-0218  
 E-MAIL: NAINENGINEERING@YAHOO.COM

PRINCIPAL CONTACTS:			
	NAME	ADDRESS	PHONE
OWNER:	UNER GOMEZ	175 W. ANDERSON RD	DONNA, TX 78537. (956) 784-0218
ENGINEER:	GUILLELMO A. ARRATIA, P.E.	526 N. 5TH ST.	DONNA, TX 78537. (956) 784-0218
SURVEYOR:	HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572 956-369-0988

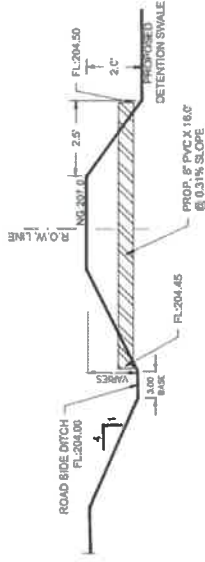
# MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA



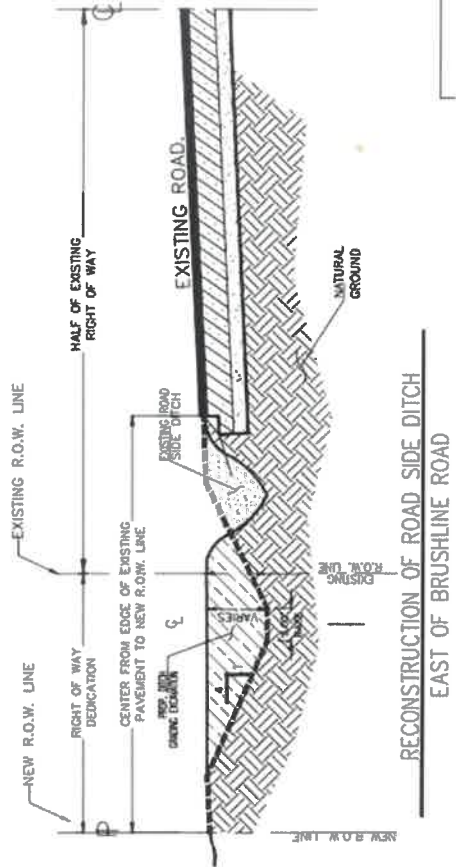
**MAP OF TOPOGRAPHY AND DRAINAGE  
MAPA DE TOPOGRAFIA Y DRENAJE**



**PROPOSED DRAINAGE DETENTION AREA  
CROSS SECTION DETAIL**



**OUTFALL DETAIL**  
N.T.S.



**RECONSTRUCTION OF ROAD SIDE DITCH  
EAST OF BRUSHLINE ROAD**

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER  
526 N. 5<sup>TH</sup> STREET, DONNA, TEXAS. 78537 PH. (956) 784-0218  
FIRM NO. F-9050

**DRAINAGE REPORT**  
**For**  
**RENU ACRES SUBDIVISION**

**I. PROJECT LOCATION**

A 5.00 acre tract of land out of lot 92, The Nick Doffing Company Subdivision No. 1, according to the map recorded in volume 1, page 53, Map Records, Hidalgo County, Texas, and is located at the southeast corner of the intersection of Mile 7 North and Brushline Road and Brushline Road. This property is located within the 2 mile ETJ of the city limits of Mission. (Refer to Exhibit B).

**II. FLOOD PLAIN**

The subject tract lies in Zone "X", Areas Determined to be outside 500 year flood plain. F.E.M.A.-F.I.R.M. Map No. 480334 0290 D, Map Revised: June 6, 2000. (Refer to Exhibit C).

**III. SOIL CONDITIONS**


A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (25) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

**IV. EXISTING CONDITIONS**

The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (8.23 cfs) from the site is by form of sheet flow runs towards the southeast side of this tract.

**V. PROPOSED CONDITIONS**

The proposed conditions for this subject tract is for 5 lots for residential use. The storm runoff after development will be increase 2.25 cfs for a total 5.0 cfs, I have calculated that 8,817 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas. An 18 inch pipe with safety end treatment will be required at driveways.

<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 _____	
<i>Guerra G</i>	<i>1-25-24</i>
H.C.D.D. NO. 1	DATE



*Guillermo A. Arratia, P.E.*  
*10/16/23*