

## **ITEM # 7.0**

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

Hidden Hills Estates Subdivision  
Being a subdivision of 39.188 acres out  
of Lot 19-3, 20-3, and 20-4,  
West Addition to Sharyland  
R-2  
Developer: Luis Valencia  
Engineer: Melden & Hunt, Inc.

### **REVIEW DATA**

#### **PLAT DATA**

The proposed subdivision located approx. 480 feet South of the intersection of N. Holland Avenue & Business 83 – see vicinity map. The property is currently open with a proposed use of 47 multifamily lot & 1 detention pond - see plat for actual dimension, square footages, and land uses.

#### **WATER**

The developer shall connect to an existing 8” water line located along the east side of N. Holland Ave. and looped to an existing 8” water line along the east side of Walsh Ave. to provide water service for each lot. There are 2 existing fire hydrants and 5 proposed via direction of the Fire Marshal’s office. – see utility plan

#### **SEWER**

The developer is proposing an internal 8” sewer line system to provide sewer service to all the lots as it ties into an existing 12” sanitary sewer within the R.O.W. of Perez St. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$9,400.00 (\$200.00 x 47Lots).

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

The proposed internal street is a 40’ back-to-back within a 60’ Right of Way. Access will be from N. Holland Ave. and/or Walsh Ave. The proposed drainage system shall consist of 10 inlets within the streets to collect surface runoff from the lots and streets. Storm pipes ranges from 24” to 42” and will discharge into a proposed detention pond along the northwest boundary of the subdivision. The detention pond will be mechanically pumped into an existing City of Mission side ditch system along the south R.O.W of Bus 83. This drainage system ultimately discharges into HCDD #1 Tierra Dorado Drainage system and then into the Perezville Drain. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Water District Exclusion  
Must comply with all other format findings  
Installation of street lighting as per City Standards

#### **RECOMMENDATION**

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees (\$500 x 47Lots = \$23,500.00)
3. Water District Exclusion
4. Compliance with all other format findings

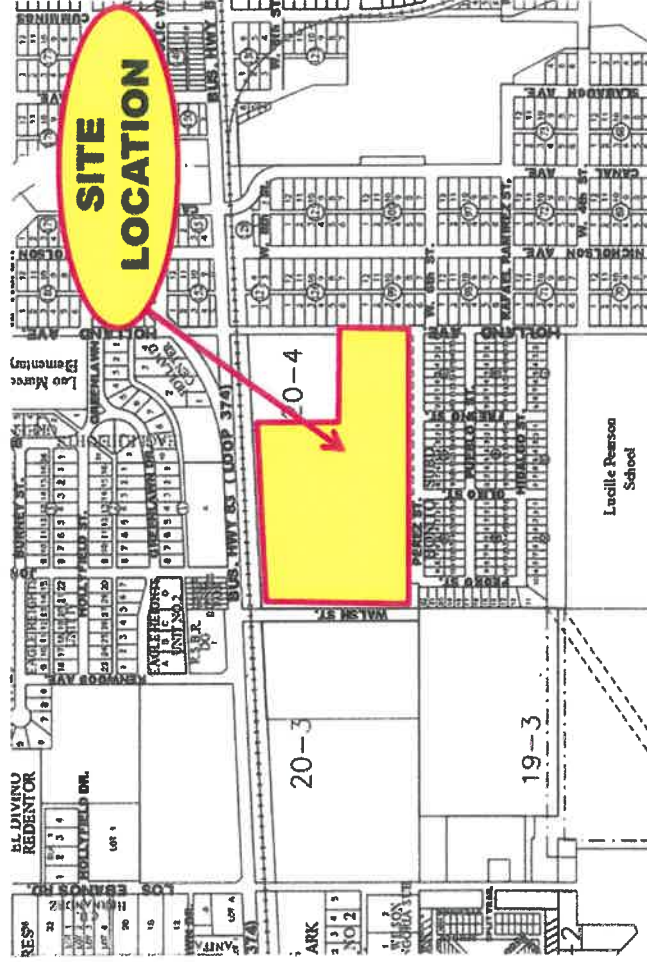


## Planning and Zoning

### Item PRELIMINARY & FINAL PLAT APPROVAL:

Hidden Hills Estates Subdivision  
Being a subdivision of 39.188 acres out of Lots  
19-3, 20-3, and 20-4, West Addition to Sharyland  
R-2

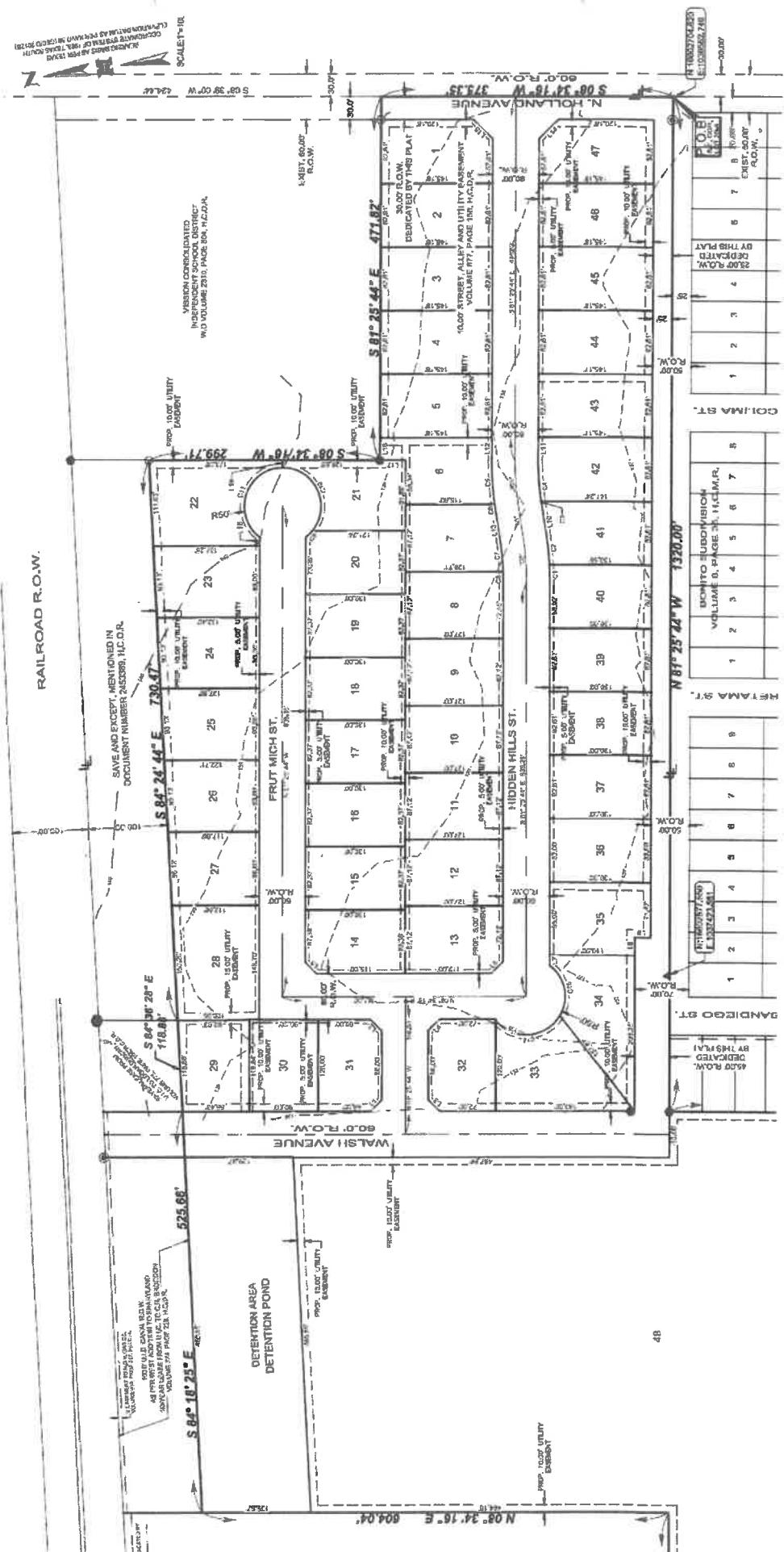
Developer: Luis Valencia  
Engineer: Meiden & Hunt, Inc.



Not to Scale



SCALE: 1"=100'  
 SECTIONS SHOWN AS PER PLAN IN 1948 (SEE  
 COUNTY RECORDS FOR RECORDS OF 1948)  
 COURTESY OF THE MISSOURI DEPARTMENT OF REVENUE



SAVE AND EXCEPT, MENTIONED IN  
 DOCUMENT NUMBER 265589, I.L.C.D.R.  
 730.47

VISION CONSOLIDATED  
 INDEPENDENT SCHOOL DISTRICT  
 NO. VOLUME 2511, PAGE 80, H.C.D.R.

3000 R.O.W.  
 DEDICATED BY THIS PLAT

1000 R.O.W.  
 DEDICATED BY THIS PLAT  
 VOLUME 1771, PAGE 100, H.C.D.R.

4500 R.O.W.  
 DEDICATED  
 BY THIS PLAT

BOHITO SUBDIVISION  
 VOLUME 8, PAGE 36, H.C.D.R.

HETAMA ST.

SANDIEGO ST.

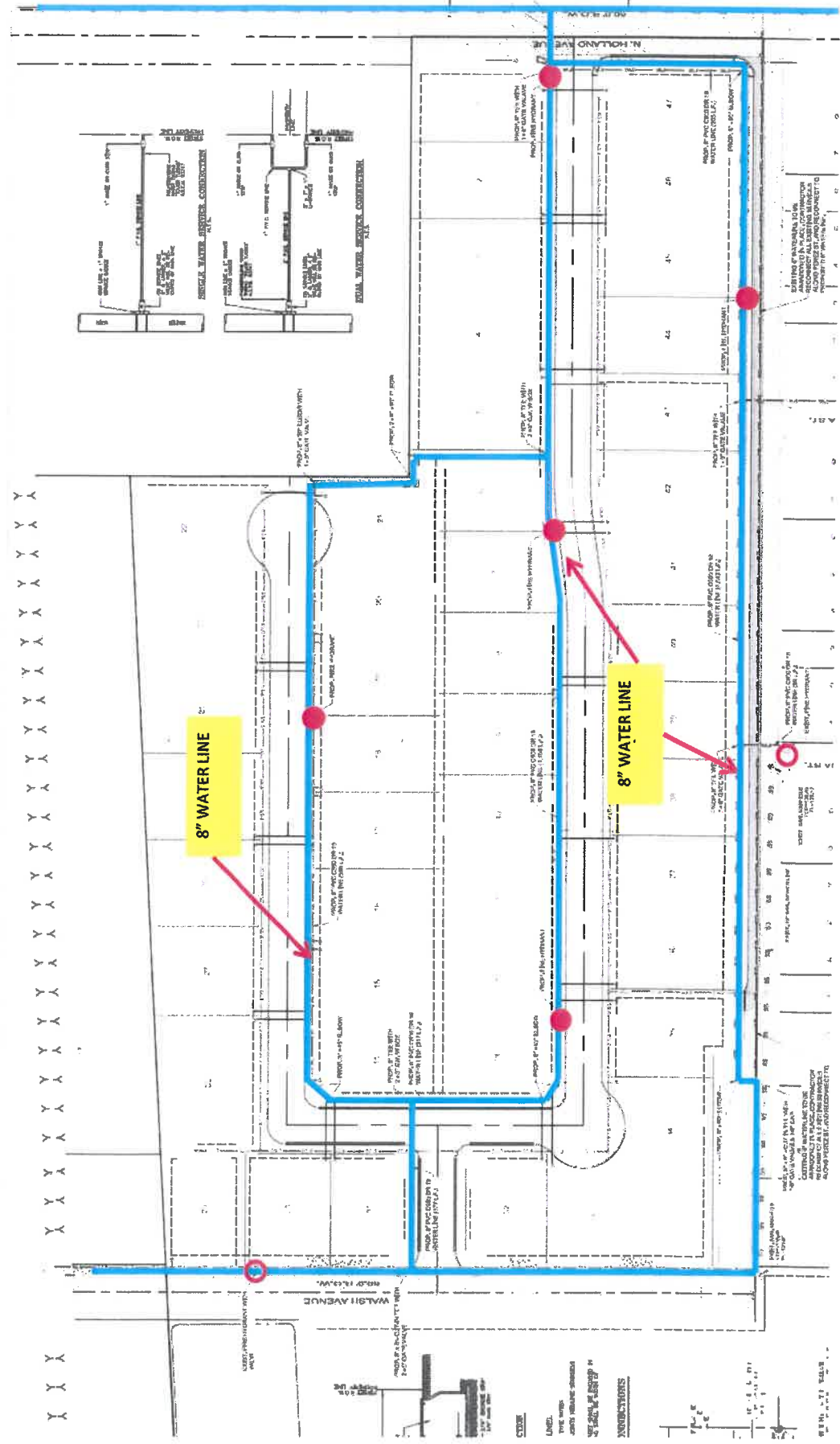
COLIMA ST.

N. HOLLAND AVENUE

RAILROAD R.O.W.

DETENTION AREA POND

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR WATER MAINS, LATEST EDITION, AND THE CALIFORNIA WATER SUPPLY CODE, LATEST EDITION.



**NOTATIONS**

CODE: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

FOR: \_\_\_\_\_

DATE: 11/11/2011

PROJECT: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROPOSED 8\"/>

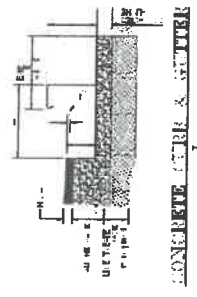
PROPOSED 8\"/>

PROPOSED 8\"/>

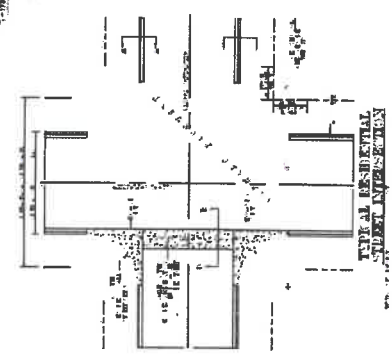
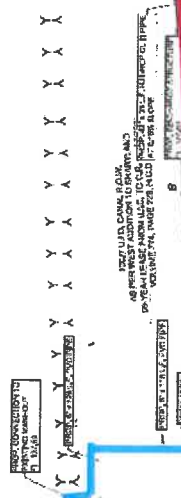
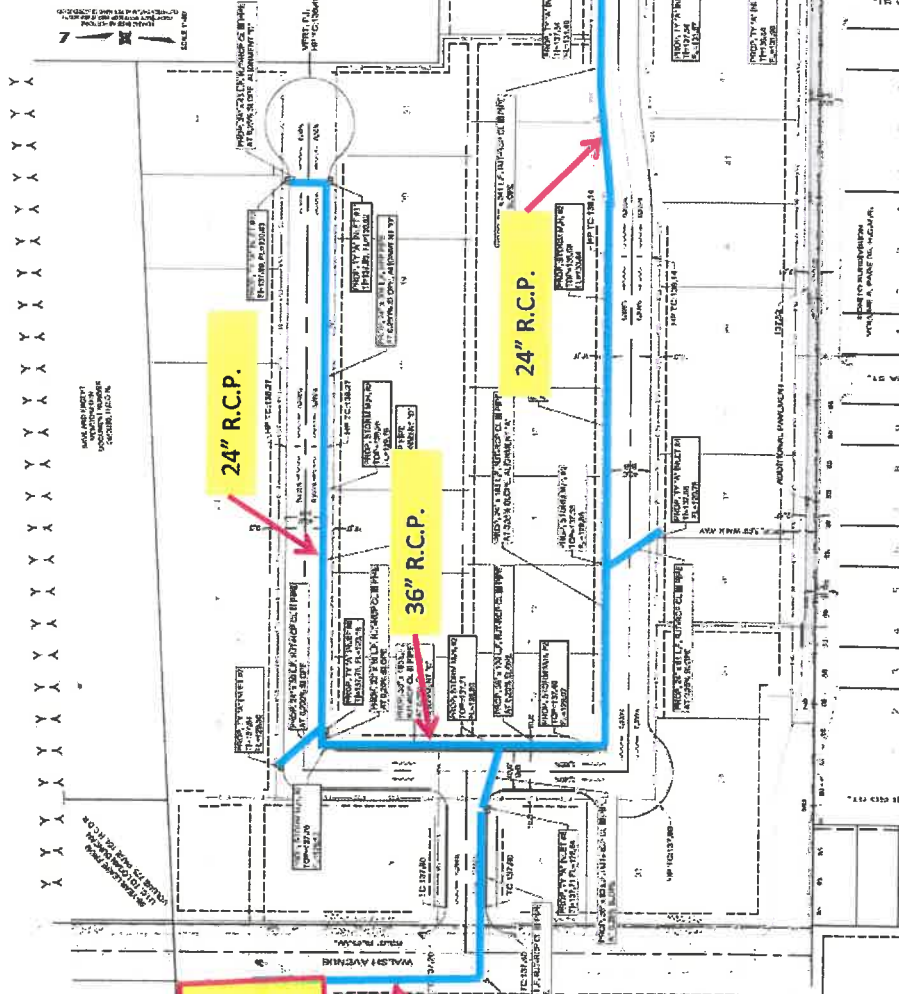
PROPOSED 8\"/>

PROPOSED 8\"/>





50' ROAD R.O.W



1 2 3 4 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

**Drainage Statement**  
**Tanglewood At Bentsen Palm Phase IV**  
**Project #21050 Date: April 22, 2021; Revised: July 12, 2021**

Tanglewood At Bentsen Palm Phase IV A tract of land containing 13,376 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of lot 14, Del Monte Irrigation Company Subdivision, which said 13,376 acres is out of a certain 2,556.824-acre tract of land out of the south end of Parcines 48, 49, 50, 51 and 52, Hidalgo County, Texas, conveyed to Bentsen Palm, Ltd. by virtue of warranty deed recorded under document number 715282, Hidalgo County Official Records. This subdivision lies in Zone "B", which is designated as areas beyond the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile or areas protected by levees from the base flood (medium flooding). The property is located approximately 3,200 feet East of the intersection of Bentsen Palm Drive & Military Parkway. This property is currently open with a proposed use of 18 residential lots in the to City of Mission, Texas.

The soils in this area (7) Cameron silty clay (SS) Reynosa silty clay loam and (85) Burn silty clay, silt, which are in Hydrologic Group "C", these soils are moderately pervious and have a relatively low plasticity index. (See excerpts from Soil Survey of Hidalgo County, Texas).

Existing runoff is in a northeasterly direction, with a runoff of 9.26 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 40.78 c.f.s. during the 50-year storm frequency, per the attached calculation, which is an increase of 31.54 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into an existing H.C.I.D. No. 18 drain ditch, which was widened by phase III to accommodate future phases. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Main Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 116,576 cubic feet of detention was provided within the expansion of the H.C.I.D. 18 drainage ditch during phase III, the ditch was expanded to its full capacity and an additional 287,829 CF of detention was provided. The excess detention (271,798 CF) provided during phase III shall be credited to this Tanglewood Phase IV.

APPROVED FOR SUBMITTAL  
 TO H.C. PLANNING DEPT.  
 TO CITY ENGINEERING DEPT.  
 TO CITY PUBLIC WORKS DEPT.  
 TO CITY FACILITY  
 OTHER: H.C.I.D. #18  
Heckler, Swartz 7/24/21



Mario A. Reyna  
 Mario A. Reyna, P.E. #117368  
 Vice-President



TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BODE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

## Drainage Statement Hidden Hills Estates Subdivision Project #20028 Date: May 22, 2020; Rev: September 23, 2021

**Hidden Hills Estates Subdivision** A tract of land containing 40.668 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of lots 19-3, 20-3, and 20-4, west Addition to Sharyland, according to the plat thereof recorded in volume 1, page 56, Hidalgo County Map Records. This subdivision falls in "Zone "X" (unshaded) according to FEMA FIRM Community-Panel number: 480345 0005 C Map revised: November 20, 1991. Zone "X" (unshaded) is defined as "areas determined to be outside 500-year floodplain." The property is located approximately 480 feet South of the intersection of N. Holland Avenue & Business 83. The property is currently open with a proposed use of 50 Multifamily lot & 1 detention pond currently in the to City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam, (31) Hidalgo-Urban land complex, (52) Raymondville clay loam and (54) Raymondville-Urban land complex, which are in Hydrologic Group "B" & "C". This soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 25.07 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 197.21 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 172.14 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the buildings into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into a proposed detention pond along the north west boundary of the subdivision into a lot dedicated to detention. The detention pond will be mechanically pumped into an existing City of Mission side ditch system along the south right of way of business 83. This drainage system ultimately discharges into HCDD #1 Tierra Dorado Drainage system and then into the Perezville Drain.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 375,969 cubic feet of detention will be provided within the Proposed Detention Pond.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input 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	
<i>Hector Garcia</i>	<i>9/24/21</i>
H.C.D.D. NO. 1	DATE

*M. Reyna*  
Mario A. Reyna, P.E. #117368  
Vice-President

*9-23-21*

