

### **ITEM# 3.1**

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

Las Misiones de San Jorge Subdivision  
Being a 48.744 acre tract of land, more or less,  
out of Lots 9-5, 9-6, 10-6, and 10-5,  
West Addition to Sharyland  
R-2  
Developer: Cabe Investment, LP  
Engineer: Izaguirre Engineering Group, LLC

### **REVIEW DATA**

#### **PLAT DATA**

This subdivision is located along the south side of Military Parkway, approximately 400 feet west of F.M. 1016 (Conway Ave.). — see **vicinity map**. The developer is proposing one hundred twenty-six (126) Duplex-Fourplex Residential lots. — see plat for actual dimensions, square footages, and land uses.

#### **WATER**

The developer is proposing to connect from an existing 12” water line located along the south side of Military Pkwy and looped with a proposed 8” water line to service each lot. They are proposing 13 fire hydrants as 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 15” sanitary sewer system located on the west side of Conway Ave. The Capital Sewer Recovery Fee will be calculated per Duplex - 2 x 175 gpd (\$330.00) and Fourplex - 4 x 175 gpd (\$670.00) / Lot.

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

The proposed internal streets will be 32’ Back-to-Back within 50’ Right of Ways. Access will be from Military Pkwy. Utilizing the 50-year frequency event, the surface storm water runoff of the proposed development site will be intercepted by proposed Type “A” inlets installed along the proposed streets at appropriate locations. Said inlets will outfall into proposed detention areas on the northwest corner of the site which will be serviced by a 36” RCP ultimately discharging into an existing curb inlet on Conway Ave. with a proposed 8” PVC “Bleeder” drain line complying with TxDot criteria. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Water District Exclusion  
Escrow Park fees (\$500.00 per dwelling unit)  
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 and Park Fee’s
2. Provide Water District Exclusion
3. Comply with all other format findings.




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

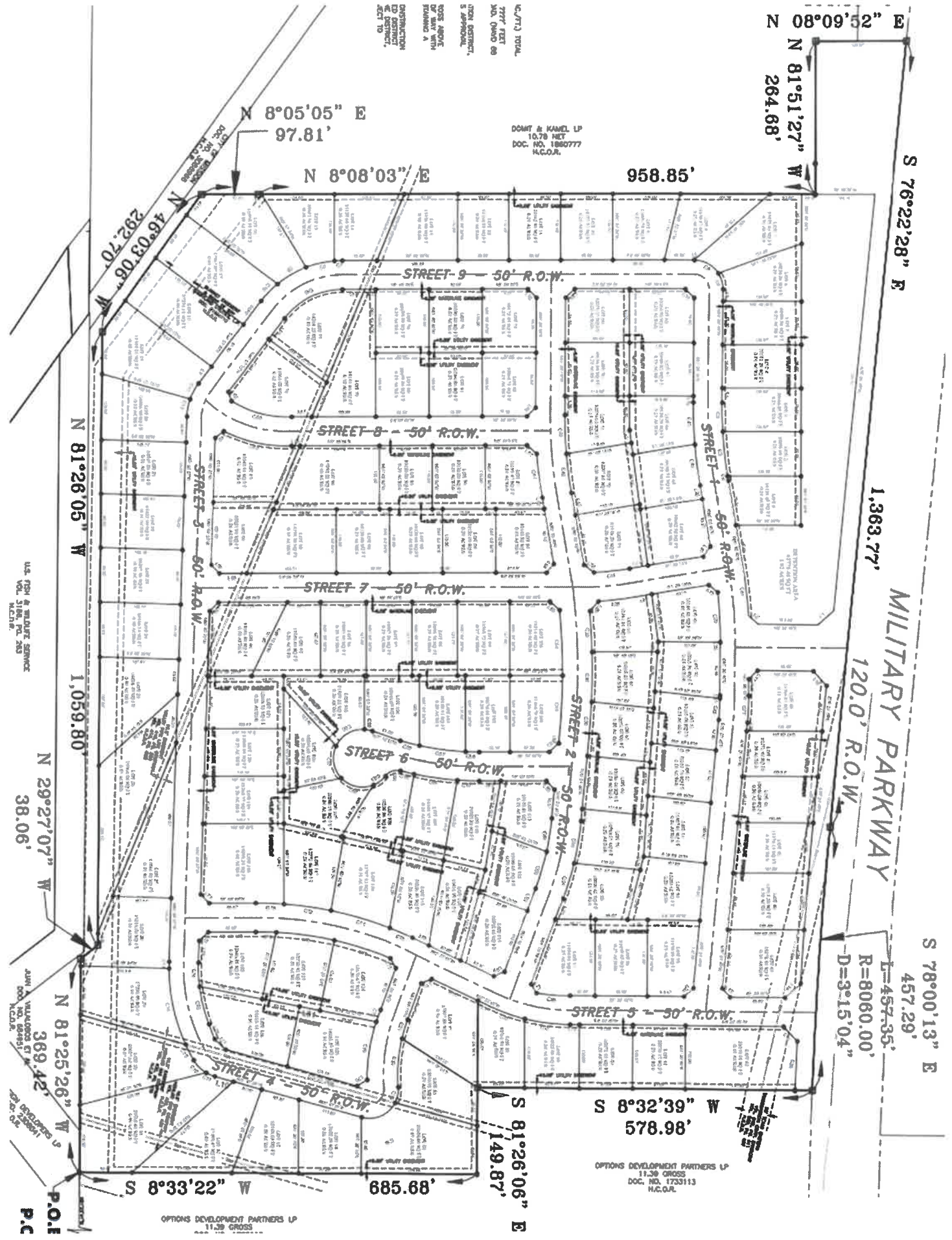
No.



**SITE  
LOCATION**

**CONWAY AVE. (F.M. 1016)**

**MILITARY PKWY**



N 08°09'52" E  
 N 81°51'27" W  
 264.68'

S 76°22'28" E

1,363.77'

MILITARY PARKWAY  
 120.0' R.O.W.

S 78°00'13" E

L=457.35'  
 R=8060.00'  
 D=3°15'04"

S 8°32'39" W  
 578.98'

OPTIONS DEVELOPMENT PARTNERS LP  
 11.39 GROSS  
 DOC. NO. 18233113  
 H.C.O.A.

S 81°26'06" E  
 149.87'

S 8°33'22" W

685.68'

OPTIONS DEVELOPMENT PARTNERS LP  
 11.39 GROSS

U.S. FISH & WILDLIFE SERVICE  
 VOL. 316, PG. 283  
 12/1/81

JOHN VALLEJO & ASSOCIATES  
 5000 14TH AVE. S.W.  
 SEASIDE, CA 94132  
 369.42'

P.O.F.  
 P.C.

C/L73 TOTAL  
 7777 FEET  
 M.D. 04/00 68  
 OPEN DISTRICT,  
 S APPROVAL,  
 CROSS ABOVE  
 OF NAVY WITH  
 DRAWING A  
 DISTRIBUTION  
 OF DISTRICT,  
 ECT TO

DOMT & KAMEL LP  
 12.00 GROSS  
 DOC. NO. 1860777  
 H.C.O.A.

N 81°26'05" W

1,059.80'

N 29°27'07" W

38.06'

N 81°25'26" W

369.42'

N 8°05'05" E  
 97.81'

N 8°08'03" E

958.85'

N 46°03'06" W  
 292.70'

STREET-9 - 50' R.O.W.

STREET-8 - 50' R.O.W.

STREET-7 - 50' R.O.W.

STREET-6 - 50' R.O.W.

STREET-2 - 50' R.O.W.

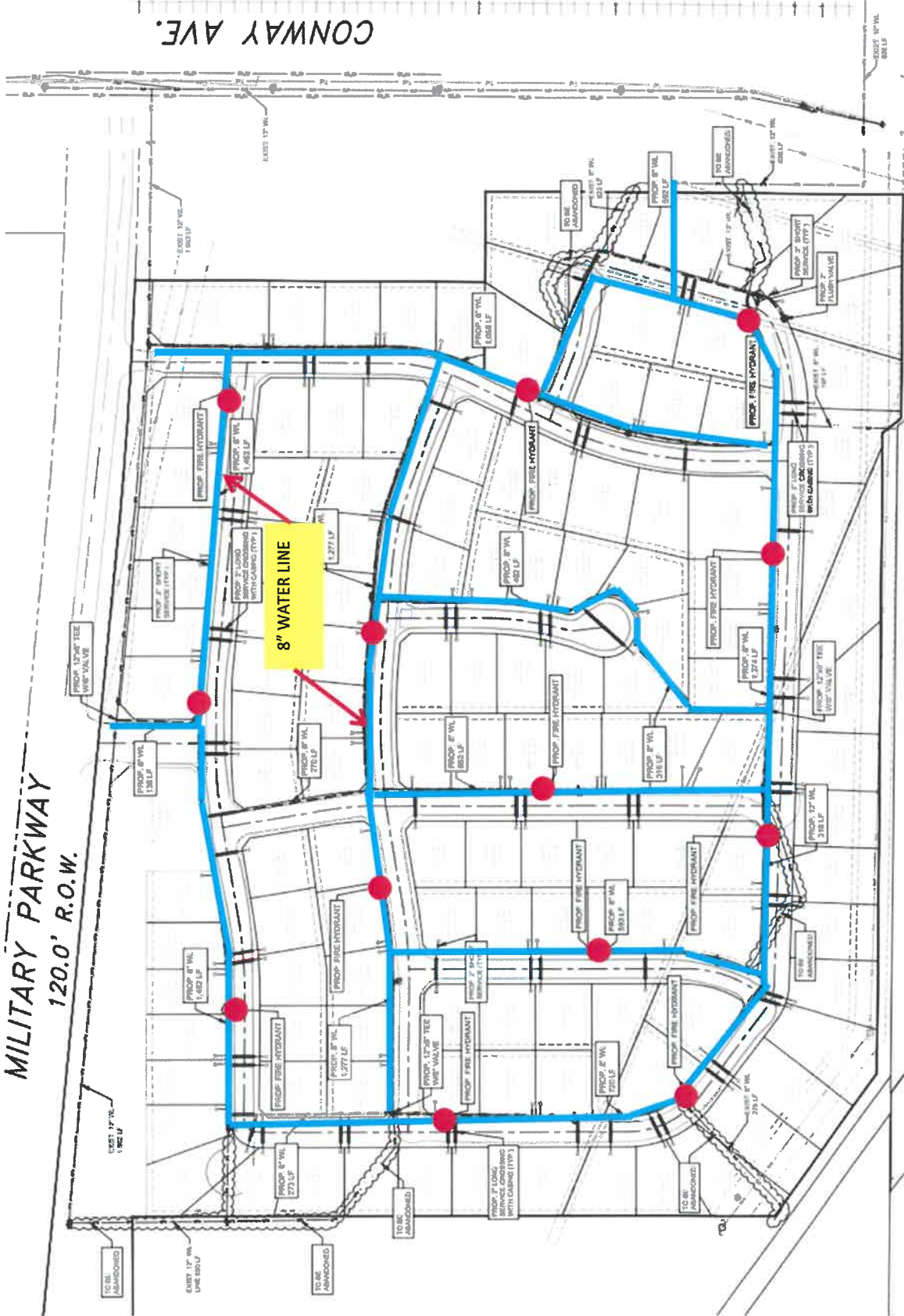
STREET-5 - 50' R.O.W.

STREET-4 - 50' R.O.W.

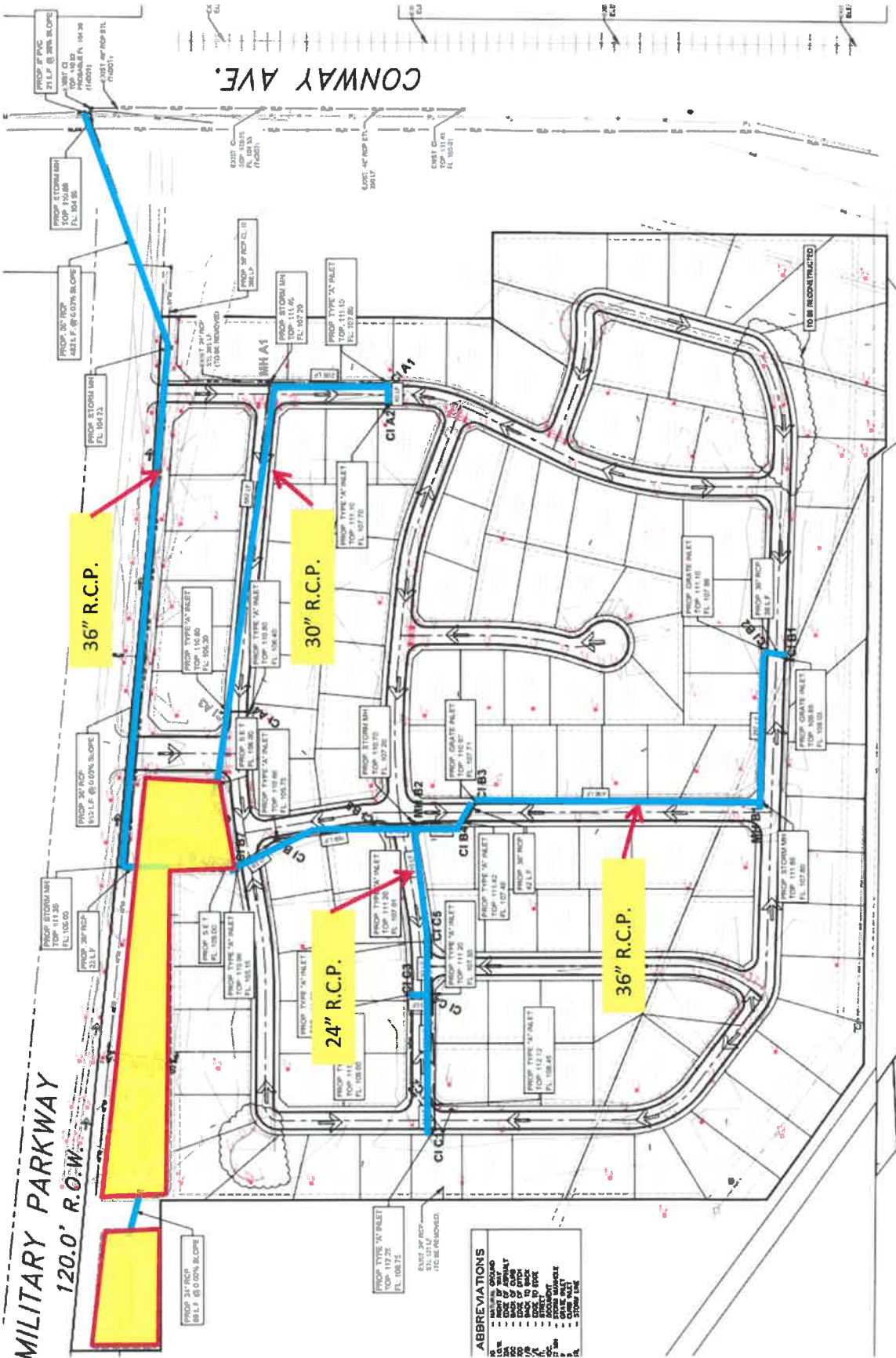


MILITARY PARKWAY  
120.0' R.O.W.

CONWAY AVE.







MILITARY PARKWAY  
120.0' R.O.W.

CONWAY AVE.

36" R.C.P.

30" R.C.P.

24" R.C.P.

36" R.C.P.

**ABBREVIATIONS**

1/2" W.C.	1/2" WALL
1/4" W.C.	1/4" WALL
1/8" W.C.	1/8" WALL
1/4" W.C.	1/4" WALL
1/2" W.C.	1/2" WALL
1" W.C.	1" WALL
2" W.C.	2" WALL
4" W.C.	4" WALL
6" W.C.	6" WALL
8" W.C.	8" WALL
12" W.C.	12" WALL
18" W.C.	18" WALL
24" W.C.	24" WALL
30" W.C.	30" WALL
36" W.C.	36" WALL
42" W.C.	42" WALL
48" W.C.	48" WALL
54" W.C.	54" WALL
60" W.C.	60" WALL
66" W.C.	66" WALL
72" W.C.	72" WALL
78" W.C.	78" WALL
84" W.C.	84" WALL
90" W.C.	90" WALL
96" W.C.	96" WALL
102" W.C.	102" WALL
108" W.C.	108" WALL
114" W.C.	114" WALL
120" W.C.	120" WALL
126" W.C.	126" WALL
132" W.C.	132" WALL
138" W.C.	138" WALL
144" W.C.	144" WALL
150" W.C.	150" WALL
156" W.C.	156" WALL
162" W.C.	162" WALL
168" W.C.	168" WALL
174" W.C.	174" WALL
180" W.C.	180" WALL
186" W.C.	186" WALL
192" W.C.	192" WALL
198" W.C.	198" WALL
204" W.C.	204" WALL
210" W.C.	210" WALL
216" W.C.	216" WALL
222" W.C.	222" WALL
228" W.C.	228" WALL
234" W.C.	234" WALL
240" W.C.	240" WALL
246" W.C.	246" WALL
252" W.C.	252" WALL
258" W.C.	258" WALL
264" W.C.	264" WALL
270" W.C.	270" WALL
276" W.C.	276" WALL
282" W.C.	282" WALL
288" W.C.	288" WALL
294" W.C.	294" WALL
300" W.C.	300" WALL
306" W.C.	306" WALL
312" W.C.	312" WALL
318" W.C.	318" WALL
324" W.C.	324" WALL
330" W.C.	330" WALL
336" W.C.	336" WALL
342" W.C.	342" WALL
348" W.C.	348" WALL
354" W.C.	354" WALL
360" W.C.	360" WALL
366" W.C.	366" WALL
372" W.C.	372" WALL
378" W.C.	378" WALL
384" W.C.	384" WALL
390" W.C.	390" WALL
396" W.C.	396" WALL
402" W.C.	402" WALL
408" W.C.	408" WALL
414" W.C.	414" WALL
420" W.C.	420" WALL
426" W.C.	426" WALL
432" W.C.	432" WALL
438" W.C.	438" WALL
444" W.C.	444" WALL
450" W.C.	450" WALL
456" W.C.	456" WALL
462" W.C.	462" WALL
468" W.C.	468" WALL
474" W.C.	474" WALL
480" W.C.	480" WALL
486" W.C.	486" WALL
492" W.C.	492" WALL
498" W.C.	498" WALL
504" W.C.	504" WALL
510" W.C.	510" WALL
516" W.C.	516" WALL
522" W.C.	522" WALL
528" W.C.	528" WALL
534" W.C.	534" WALL
540" W.C.	540" WALL
546" W.C.	546" WALL
552" W.C.	552" WALL
558" W.C.	558" WALL
564" W.C.	564" WALL
570" W.C.	570" WALL
576" W.C.	576" WALL
582" W.C.	582" WALL
588" W.C.	588" WALL
594" W.C.	594" WALL
600" W.C.	600" WALL
606" W.C.	606" WALL
612" W.C.	612" WALL
618" W.C.	618" WALL
624" W.C.	624" WALL
630" W.C.	630" WALL
636" W.C.	636" WALL
642" W.C.	642" WALL
648" W.C.	648" WALL
654" W.C.	654" WALL
660" W.C.	660" WALL
666" W.C.	666" WALL
672" W.C.	672" WALL
678" W.C.	678" WALL
684" W.C.	684" WALL
690" W.C.	690" WALL
696" W.C.	696" WALL
702" W.C.	702" WALL
708" W.C.	708" WALL
714" W.C.	714" WALL
720" W.C.	720" WALL
726" W.C.	726" WALL
732" W.C.	732" WALL
738" W.C.	738" WALL
744" W.C.	744" WALL
750" W.C.	750" WALL
756" W.C.	756" WALL
762" W.C.	762" WALL
768" W.C.	768" WALL
774" W.C.	774" WALL
780" W.C.	780" WALL
786" W.C.	786" WALL
792" W.C.	792" WALL
798" W.C.	798" WALL
804" W.C.	804" WALL
810" W.C.	810" WALL
816" W.C.	816" WALL
822" W.C.	822" WALL
828" W.C.	828" WALL
834" W.C.	834" WALL
840" W.C.	840" WALL
846" W.C.	846" WALL
852" W.C.	852" WALL
858" W.C.	858" WALL
864" W.C.	864" WALL
870" W.C.	870" WALL
876" W.C.	876" WALL
882" W.C.	882" WALL
888" W.C.	888" WALL
894" W.C.	894" WALL
900" W.C.	900" WALL
906" W.C.	906" WALL
912" W.C.	912" WALL
918" W.C.	918" WALL
924" W.C.	924" WALL
930" W.C.	930" WALL
936" W.C.	936" WALL
942" W.C.	942" WALL
948" W.C.	948" WALL
954" W.C.	954" WALL
960" W.C.	960" WALL
966" W.C.	966" WALL
972" W.C.	972" WALL
978" W.C.	978" WALL
984" W.C.	984" WALL
990" W.C.	990" WALL
996" W.C.	996" WALL
1002" W.C.	1002" WALL
1008" W.C.	1008" WALL
1014" W.C.	1014" WALL
1020" W.C.	1020" WALL
1026" W.C.	1026" WALL
1032" W.C.	1032" WALL
1038" W.C.	1038" WALL
1044" W.C.	1044" WALL
1050" W.C.	1050" WALL
1056" W.C.	1056" WALL
1062" W.C.	1062" WALL
1068" W.C.	1068" WALL
1074" W.C.	1074" WALL
1080" W.C.	1080" WALL
1086" W.C.	1086" WALL
1092" W.C.	1092" WALL
1098" W.C.	1098" WALL
1104" W.C.	1104" WALL
1110" W.C.	1110" WALL
1116" W.C.	1116" WALL
1122" W.C.	1122" WALL
1128" W.C.	1128" WALL
1134" W.C.	1134" WALL
1140" W.C.	1140" WALL
1146" W.C.	1146" WALL
1152" W.C.	1152" WALL
1158" W.C.	1158" WALL
1164" W.C.	1164" WALL
1170" W.C.	1170" WALL
1176" W.C.	1176" WALL
1182" W.C.	1182" WALL
1188" W.C.	1188" WALL
1194" W.C.	1194" WALL
1200" W.C.	1200" WALL

# **DRAINAGE STATEMENT**

**FOR**

## **LAS MISSIONES DE SAN JORGE**

### **I. PROJECT LOCATION**

This subdivision consists of 126 Duplex-Fourplex lots located along the south side of Military Parkway, approximately 400 feet west of FM 1016 (Conway Avenue). Said subdivision, located within the City of Mission, is a 48.75-acre tract of land, out of Lots 9-5, 9-6, and 10-5, West Addition to Sharyland, Porciones 53, 54, 55, 56, and 57 Hidalgo County, Texas, as per map thereof recorded in Volume 1, Pages 56, of the Hidalgo County Map Records.

### **II. FLOOD PLAIN**

The subject tract is located within Flood Zone "A" indicates: areas of minimal flooding. (Shading) in accordance the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 480334 0400 C, map revised November 16, 1982. A CLOMR-F Letter has been submitted to FEMA.

### **III. SOIL CONDITIONS**

A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil(s) of the subject site is(are) classified as:

#### **55 - Reynosa Silty Clay Loam - Soil Group B – Unified Classification CL**

Typically, slopes range from 0% to 1% and consists of a surface layer of grayish brown silty clay loam about 15 inches thick. The next soil layer down, from 15 to 48 inches, is light brownish gray silty clay loam. The next soil layer down, from 48 to 65 inches, is pale brown silt loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has a moderate shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

#### **64 - Runn Silty Clay - Soil Group C – Unified Classification CH, CL**

Typically, slopes range from 0% to 1% and consists of a surface layer of dark grayish brown silty clay about 18 inches thick. The next soil layer down, from 18 to 38 inches, is light brownish gray silty clay. The next soil layer down, from 38 to 55 inches, is pale brown silt clay. The next soil layer down, from 55 to 65 inches, is pale brown silt clay loam. This soil: a) is calcareous throughout, b) is moderately well drained, c) has high available water capacity, d) has slow surface runoff, e) has slow permeability, f) has a high shrink-swell potential, g) has a slight hazard of soil blowing, and h) has a slight hazard of water erosion. See attached Soil Survey of Hidalgo County, Texas.

**IV. EXISTING CONDITIONS**

The subject tract is currently undeveloped moderate brush-land. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade to the east approximately (0.35%). Therefore, existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by inlets located on the west side of Conway Ave.

The Rationale Method was utilized to determine the existing 10-year frequency event storm water runoff ( $Q_{exist} = 20.30$  cfs) for this site.

**V. PROPOSED CONDITIONS**

Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be **100.34 cfs** with an **increased Q of 80.04 cfs**.

The surface storm water runoff of the proposed development site will be intercepted by proposed Type "A" inlets installed along the proposed streets at appropriate locations. Said inlets will outfall into the above-mentioned proposed detention area, which will be serviced by a 36" RCP line that flows towards the east approximately 1,390 feet to a proposed manhole on the west side of Conway Avenue (TxDOT ROW) to a proposed manhole approximately 21' behind an existing curb inlet located approximately 50' north of Military Parkway. Said proposed manhole is to be connected to said existing curb inlet with a proposed 8" PVC "Bleeder" drain line.

The rate of discharge of the detention area will be controlled by said 8" bleeder connecting into said curb inlet on Conway Avenue. Said rate of 8" bleeder discharge is expected to be approximately **7.57 cfs**. This is less than the existing **20.30 cfs** surface runoff currently leaving this site from a 10-year storm event, thereby, complying with TxDOT criteria that the flow of a "bleeder" connected to their system be equal or less than existing storm runoff of a site.

Said 7.57 cfs is based on rate of flow of the 28% slope of the 21 LF hydraulic grade line from the top (Elev. 110.86) of the previously mentioned proposed manhole behind said existing curb inlet on Conway Avenue to the top of the 8" bleeder pipe (Elev. 104.95) at its connection into said curb inlet on Conway Avenue.

In accordance with current HCDD No.1 drainage detention volume requirements, the existing 10-year storm surface runoff is replaced by the 8" bleeder flowrate to calculate a total required detention volume of **383,607 cubic feet (8.086 acre-feet)**, which will be provided by a detention area to be located in the north west area of the property.



*Gilberto A. Gracia*

GILBERTO A. GRACIA, P.E. December 15, 2022

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	<i>[Signature]</i> DATE <u>12-19-22</u>
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	H.C.D.D. NO. 1
<input checked="" type="checkbox"/> OTHER	