

ITEM # 2.0

PRELIMINARY & FINAL PLAT APPROVAL:

Las Cumbres Terrace Subdivision (Private)
Being a 4.5 -acre tract of land, more or less, out of
Lot 29-4, West Addition to Sharyland Subdivision
R-2

Developer: Victor Meza

Engineer: M2 Engineering, PLLC

REVIEW DATA

PLAT DATA

The proposed site located along the West side of Trosper Rd. approximately 660' North of Mile 2 Rd. — **see vicinity map**. The site currently is vacant and unimproved consistent with grassland and bare surface. The subdivision will be private and feature approximately twelve (12) Fourplex lots. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect to an existing 12" water line located along the west R.O.W. of N. Trosper Rd. and extend an 8" water line through the site providing water service to each lot. It will be looped to the south onto the existing 8" line which was stubbed by the Trosper Fair Heights development. There are 2 proposed fire hydrants via direction of the Fire Marshal's office.
— **see utility plan**

SEWER

The developer is proposing to connect to an existing sewer line on the east side ROW of N. Trosper Rd. and extend an 8" PVC line to collect from all lots abutting the internal street which will end with a standard MH. All lots will be stubbed with a 6" PVC line. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$8,040.00 (\$670 x 12 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 1 main access to be gated and end with a cul-de-sac. This access will have a 60' ROW with median islands at the entrance. The design will also include the street with a proposed paved 40' B-B.

The site is located within Zone "C", areas of minimal flooding based on the Community FIRM Panel No. 480334 0400C, Map Revised November 16, 1982. The proposed drainage infrastructure for this subdivision shall consist of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite detention pond. The runoff will be collected, detained onsite, and ultimately discharging into an existing 36" storm line located along the west side of Trosper Rd., which then discharges into the Mission Lateral a Hidalgo Co. Drainage District No. 1 owned ditch. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

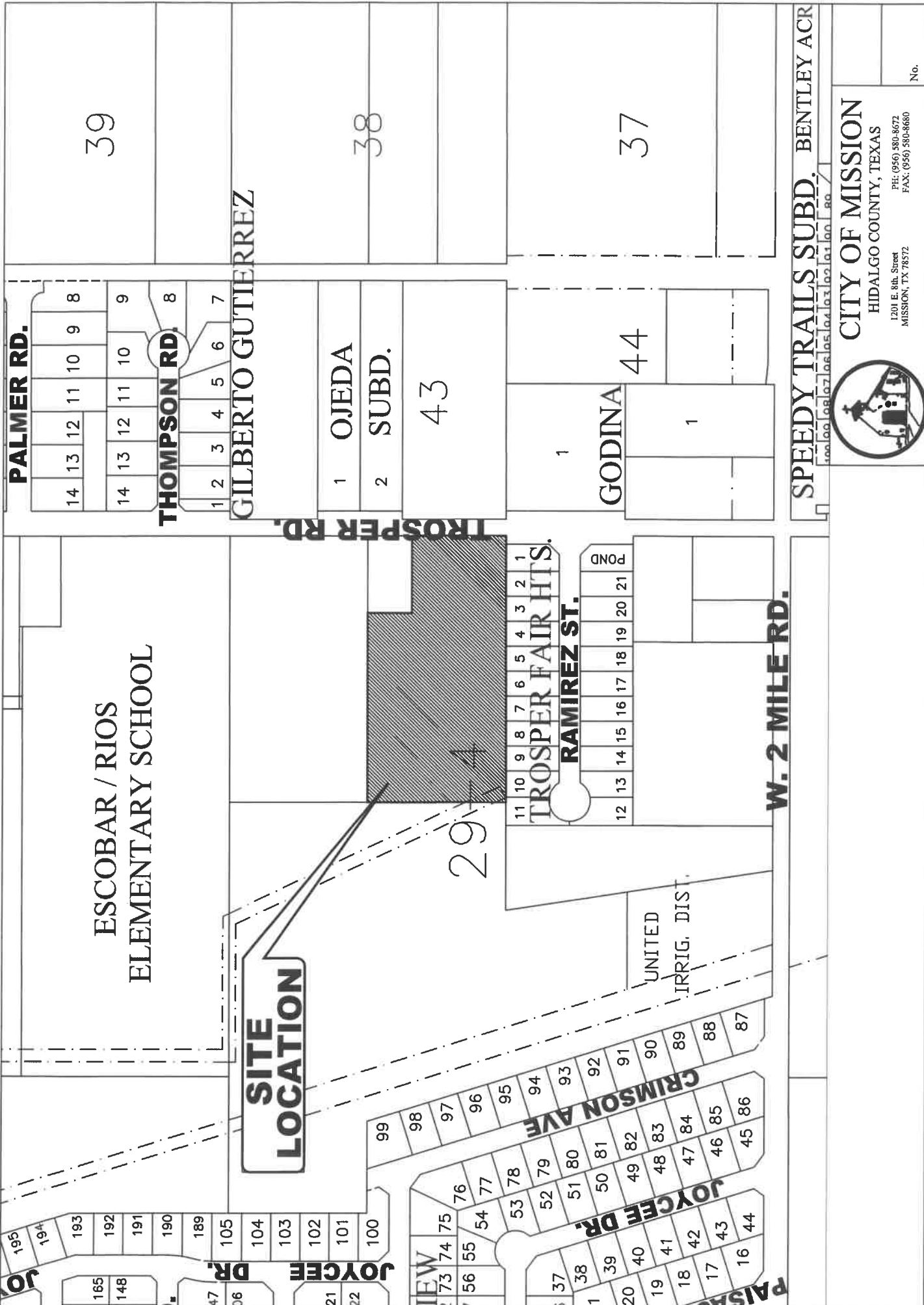
0. Payment of Park Fees in the amount of \$24,000.00 (\$500 x 1-fourplex x 12 lots)
1. Installation of Street Lighting as per City Standards
2. Compliance with the Private Street policies
3. Water District Exclusion

4. Conveyance or Payment of Water Rights (\$3,000.00 per ac-ft.)
5. Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Recovery Sewer fee
2. Payment of Park fee
3. Water District Exclusion, and
4. Conveyance or Payment of Water Rights



ESCOBAR / RIOS
ELEMENTARY SCHOOL

**SITE
LOCATION**

29

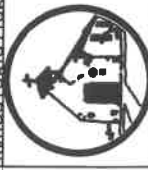
1 OJEDA
2 SUBD.

43

1
GODINA 44

UNITED
IRRIG. DIST.

SPEEDY TRAILS SUBD. BENTLEY ACR



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

No.



**SITE
LOCATION**

N. TROSPER ROAD

W. MILE 2 RD.

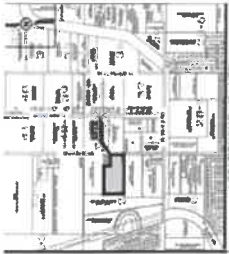
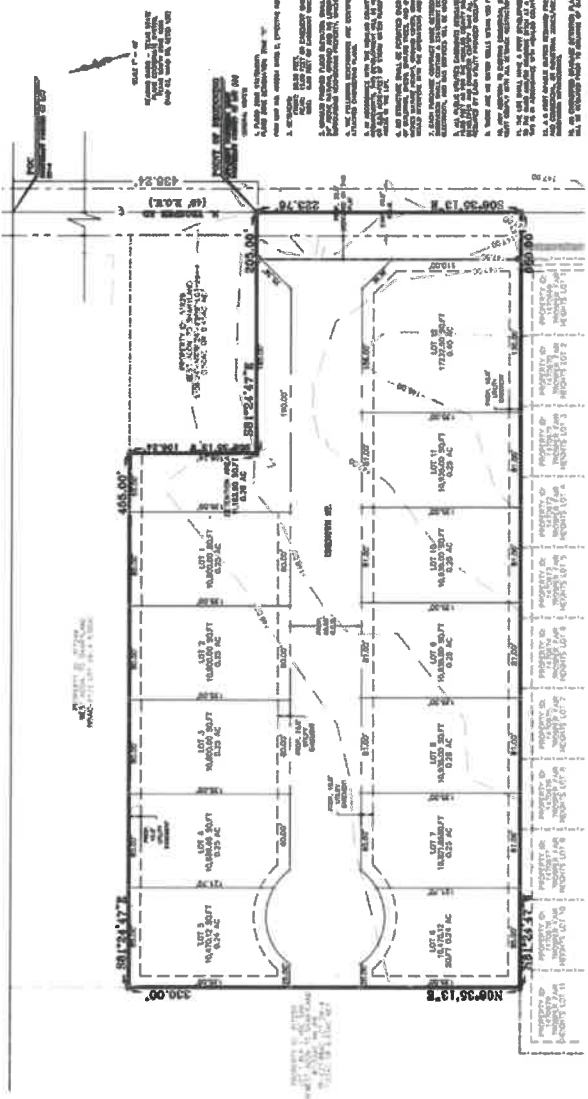


FIGURE 1. LOTS AND STREETS OF THE LAS CUMBRES TERRACE SUBDIVISION, F. PAGE AND ASSOCIATES

LEGEND

1" = 100' - 1" = 100' SCALE
 1" = 100' - 1" = 100' SCALE

PROPERTY LINES - DASHED LINE
 PROPERTY CORNERS - DOT
 PROPERTY AREA - NUMBERED
 PROPERTY PERMITS - NUMBERED
 PROPERTY LINES - DASHED LINE
 PROPERTY CORNERS - DOT
 PROPERTY AREA - NUMBERED
 PROPERTY PERMITS - NUMBERED



LETTERS AND NOTES

1. THE SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 251, TITLE 25, OF THE TEXAS CIVIL STATUTES.

2. THE SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 251, TITLE 25, OF THE TEXAS CIVIL STATUTES.

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LAS CUMBRES TERRACE SUBDIVISION

FIGURE 1. LOTS AND STREETS OF THE LAS CUMBRES TERRACE SUBDIVISION, F. PAGE AND ASSOCIATES



TBPELS FIRM REGISTRATION P-19545
 1810 E. GRIFFIN PARKWAY
 MISSISSAUGA, ONTARIO L4X 1L7
 905-880-0620

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ST	PHONE
...

CITY OF TEXAS
 COUNTY OF TARRANT
 PLANNING AND ZONING DEPARTMENT

FOR PRELIMINARY REVIEW ONLY

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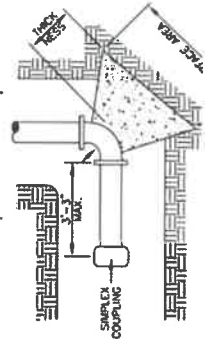
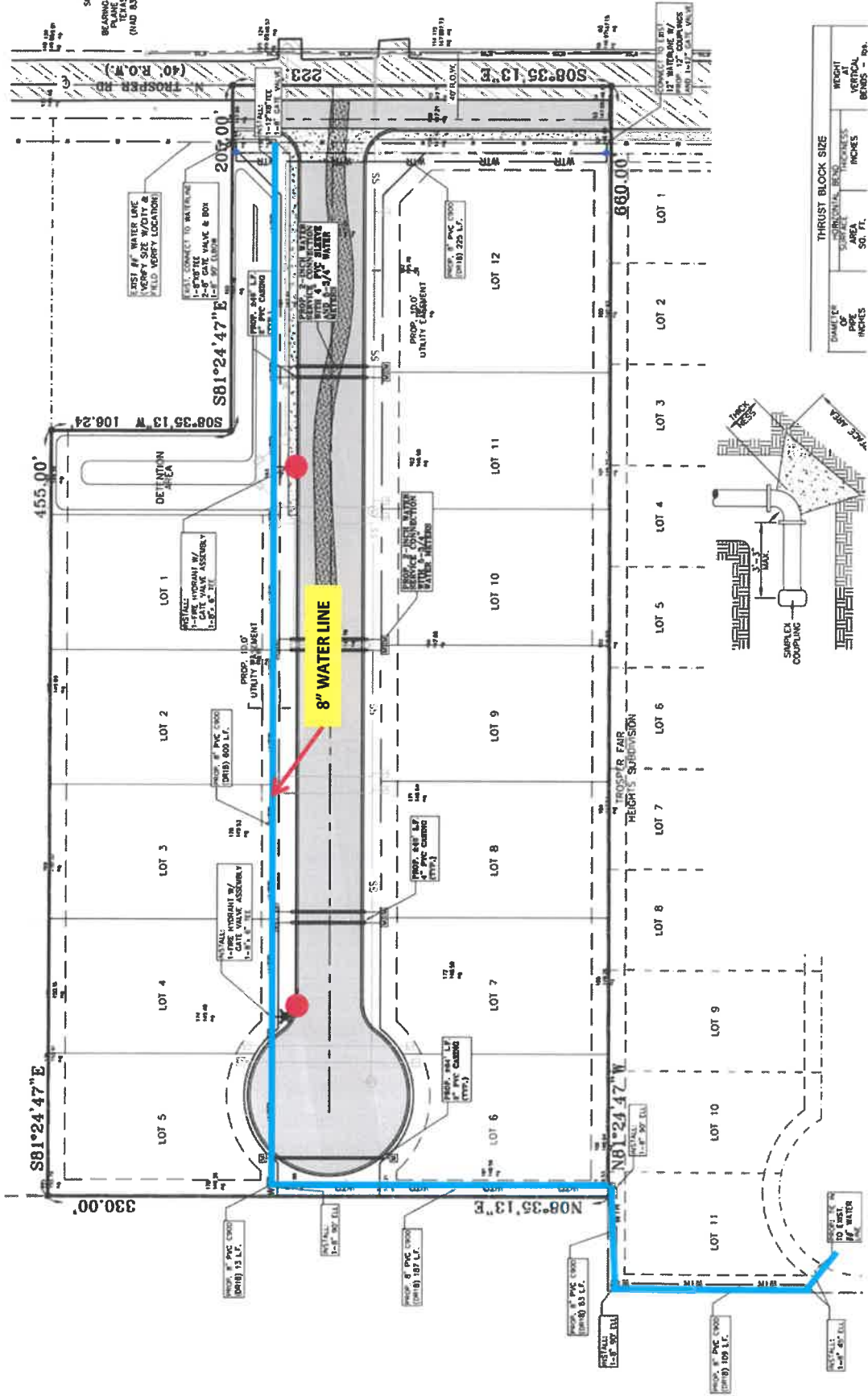
CITY OF TEXAS
 COUNTY OF TARRANT
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FOR PRELIMINARY REVIEW ONLY

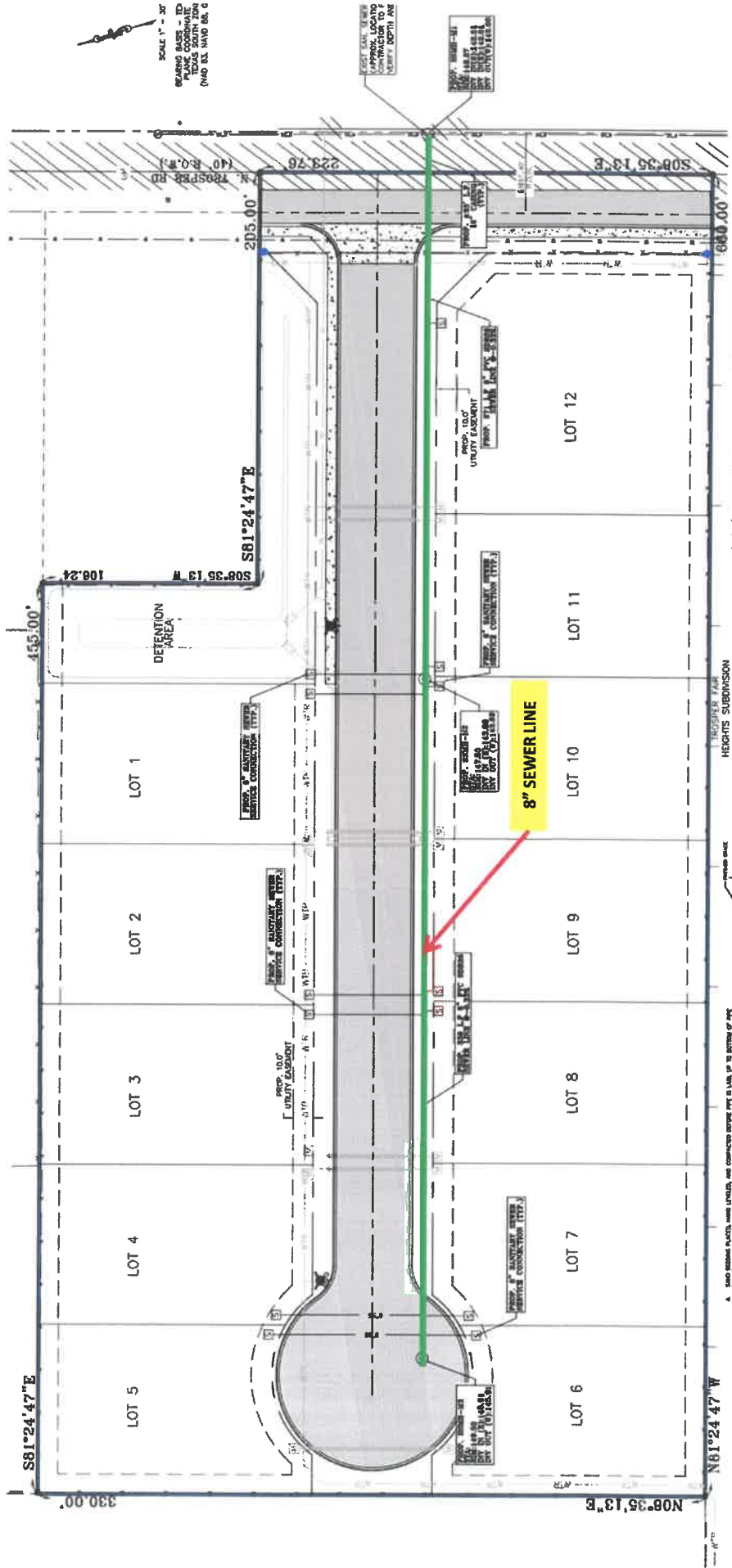
CITY OF TEXAS
 COUNTY OF TARRANT
 PLANNING AND ZONING DEPARTMENT

FOR PRELIMINARY REVIEW ONLY

SCALE 1" = 40'
 BEARING BASIS - TEXAS STATE
 PLANNING SYSTEM
 TEXAS COUNTY, TEXAS
 (H&D B.T. H&D 48, (C&D 128)



THRUST BLOCK SIZE	WEIGHT
4" x 4" x 4"	1.00
6" x 6" x 6"	1.50
8" x 8" x 8"	2.00
10" x 10" x 10"	2.50
12" x 12" x 12"	3.00
14" x 14" x 14"	3.50
16" x 16" x 16"	4.00
18" x 18" x 18"	4.50
20" x 20" x 20"	5.00
22" x 22" x 22"	5.50
24" x 24" x 24"	6.00
26" x 26" x 26"	6.50
28" x 28" x 28"	7.00
30" x 30" x 30"	7.50
32" x 32" x 32"	8.00
34" x 34" x 34"	8.50
36" x 36" x 36"	9.00
38" x 38" x 38"	9.50
40" x 40" x 40"	10.00
42" x 42" x 42"	10.50
44" x 44" x 44"	11.00
46" x 46" x 46"	11.50
48" x 48" x 48"	12.00
50" x 50" x 50"	12.50
52" x 52" x 52"	13.00
54" x 54" x 54"	13.50
56" x 56" x 56"	14.00
58" x 58" x 58"	14.50
60" x 60" x 60"	15.00
62" x 62" x 62"	15.50
64" x 64" x 64"	16.00
66" x 66" x 66"	16.50
68" x 68" x 68"	17.00
70" x 70" x 70"	17.50
72" x 72" x 72"	18.00
74" x 74" x 74"	18.50
76" x 76" x 76"	19.00
78" x 78" x 78"	19.50
80" x 80" x 80"	20.00
82" x 82" x 82"	20.50
84" x 84" x 84"	21.00
86" x 86" x 86"	21.50
88" x 88" x 88"	22.00
90" x 90" x 90"	22.50
92" x 92" x 92"	23.00
94" x 94" x 94"	23.50
96" x 96" x 96"	24.00
98" x 98" x 98"	24.50
100" x 100" x 100"	25.00



SCALE 1" = 30'
 BEARING BASE - TO
 PLANE COORDINATE
 (NAD 83, NAD 83, C)

PROPOSED 8" SEWER
 APPROX. LOCATED
 CONTRACTOR TO F
 VERIFY DEPTH AND

PROPOSED 10' UTILITY
 EASEMENT
 CONTRACTOR TO F
 VERIFY DEPTH AND

PROPOSED 5' WATER AND GAS
 SERVICE CONNECTION

PROPOSED 5' WATER AND GAS
 SERVICE CONNECTION

PROPOSED 10' UTILITY
 EASEMENT

8" SEWER LINE

PROPOSED 5' WATER AND GAS
 SERVICE CONNECTION

PROPOSED 10' UTILITY
 EASEMENT

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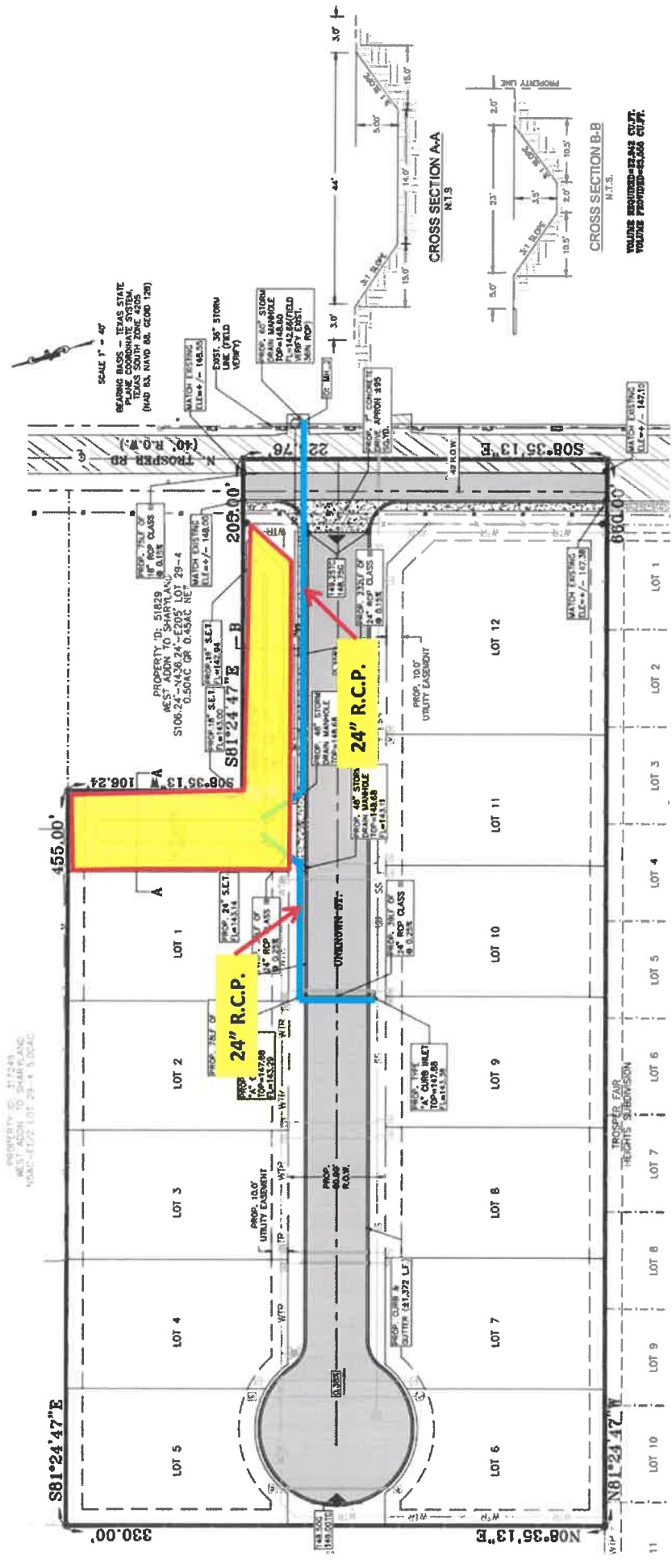
PROPOSED 10' UTILITY
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 EASEMENT
 CONTRACTOR TO F
 VERIFY DEPTH AND

PROPERTY ID: 51829
 WEST ADDN TO SHARPLAN,
 S106.24'-N436.24'-E205' LOT 29-4
 0.50AC GR 0.45AC RE

SCALE 1" = 40'
 BEARING BASIS - TEXAS STATE
 PLANE COORDINATE SYSTEM,
 NAD 83, HMD 84, GCS 83
 (NAD 83 HMD 84, GCS 83)



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 WEST ADDN TO SHARPLAN,
 S106.24'-N436.24'-E205' LOT 29-4
 0.50AC GR 0.45AC RE

SCALE 1" = 40'
 BEARING BASIS - TEXAS STATE
 PLANE COORDINATE SYSTEM,
 NAD 83, HMD 84, GCS 83
 (NAD 83 HMD 84, GCS 83)

CROSS SECTION A-A
 N.T.S.

CROSS SECTION B-B
 N.T.S.

UTILITY EASEMENT

PROP. 10' UTILITY EASEMENT

PROP. 10' UPR. EASEMENT

PROP. 10" STORM DRAIN MANHOLE

PROP. 4" CURB INLET

PROP. 4" ROP CLASS

MATCH EXISTING

UTILITY EASEMENT

PROP. 10' UTILITY EASEMENT

PROP. 10' UPR. EASEMENT

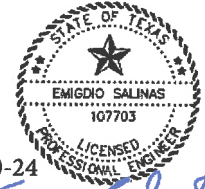
PROP. 10" STORM DRAIN MANHOLE

PROP. 4" CURB INLET

PROP. 4" ROP CLASS

MATCH EXISTING

Drainage Statement
Las Cumbres Terrace Subdivision



8-30-24

Project Location

Being 4.272 acres out of lot 29-4, West Addition to Sharyland Subdivision, Hidalgo County, Texas, recorded in Volume 1, page 56, map records of Hidalgo County, Texas. The site is located along the West side of Troesper Rd., approximately 660-ft North of Mile 2 North Road in Mission, Texas.

Flood Plain

The site is located within Zone "C", Areas of minimal flooding based on Community FIRM Panel No. 480334 0400C, Map Revised November 16, 1982, and can be found on Exhibit "D".

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo Fine Sandy Loam, 0 to 1 percent slopes. 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	4.4	100.0%
Totals for Area of Interest		4.4	100.0%

Undeveloped Conditions

The featured project site consists of a 4.272-acre tract of land located along the West side of Troesper Rd., approximately 660-ft North of Mile 2 North Road in Mission, Texas. Presently the site naturally drains Southeast over sloped terrain of approximately 0.75%. The site currently is vacant and unimproved consistent with grassland and bare surface. The undeveloped flow drains at a rate of 3.67 CFS for a 10-year frequency storm.

Developed Conditions

The City of Mission and Hidalgo County Drainage 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 calculations and drainage area maps for the featured site. The Las Cumbres Terrace Subdivision will feature approximately twelve (12) Four Plex Lots over a 4.272-acre tract of land found along the West side of Troesper Rd., approximately 660-ft North of Mile 2 North Road in Mission, Texas.

The proposed drainage infrastructure for this subdivision shall consist of an internal pipe system with curb inlets that will capture and convey the residual storm runoff towards an onsite detention pond. The runoff will be collected, detained onsite, and ultimately discharging into an existing 36-Inch Storm Line located along the West side of Troesper Rd. found along the front of the subject property. The existing 36-Inch Storm Line runs South along the West side of Troesper Rd., and ultimately discharges into the Mission Lateral a Hidalgo County Drainage District No. 1 (HCDD#1) owned drainage ditch. The post-developed flow rate for storm run-off is 21.52 CFS, during the 50-year storm frequency, which is an increase of 17.39 CFS for a required Volume of 22,942 CF/0.53 AC-FT.