

ITEM # 4.0

PRELIMINARY & FINAL REPLAT APPROVAL:

Edna Subdivision
A 0.42 acres of land, more or less, of the east
47' of Lot 6 and all of Lot 7, Block 3, Parkview
No. 1 Subdivision
R-1
Developer: Josefina Lopez de Longoria
Engineer: I.N. Civil Designs, LLC

REVIEW DATA

PLAT DATA

The site is located approximately 215' west of Highland Park Ave. on the south side of Pamela Dr. - **see vicinity map**. The proposed Edna Subdivision will consist of 2 single family residential lots. The developer is requesting a variance for the minimum lot frontage from 60' to 54.5', per Zoning Code, Appendix A, Area requirements. - see plat for actual dimensions, square footages, and land uses.

WATER

The developer will propose a new water meter to Lot 1 by connecting to an existing water line located at the alley. – **see utility plan**

SEWER

A proposed sanitary sewer service connection will be provided for Lot 2 by connecting to an existing 6" sanitary sewer line located within the rear alley. The Capital Sewer Recovery Fee is required at \$200.00/Lot.

STREETS & STORM DRAINAGE

Lots 1 and 2 will abut Pamela Dr. which is an existing city owned and maintained curb & gutter roadway complete within a paved ROW. Drainage calculations reveal a total of 1,705 cubic feet of storm runoff should be detained within the property's green areas (852.50 cubic feet per lot). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Escrow Park fees (\$500/Lot)

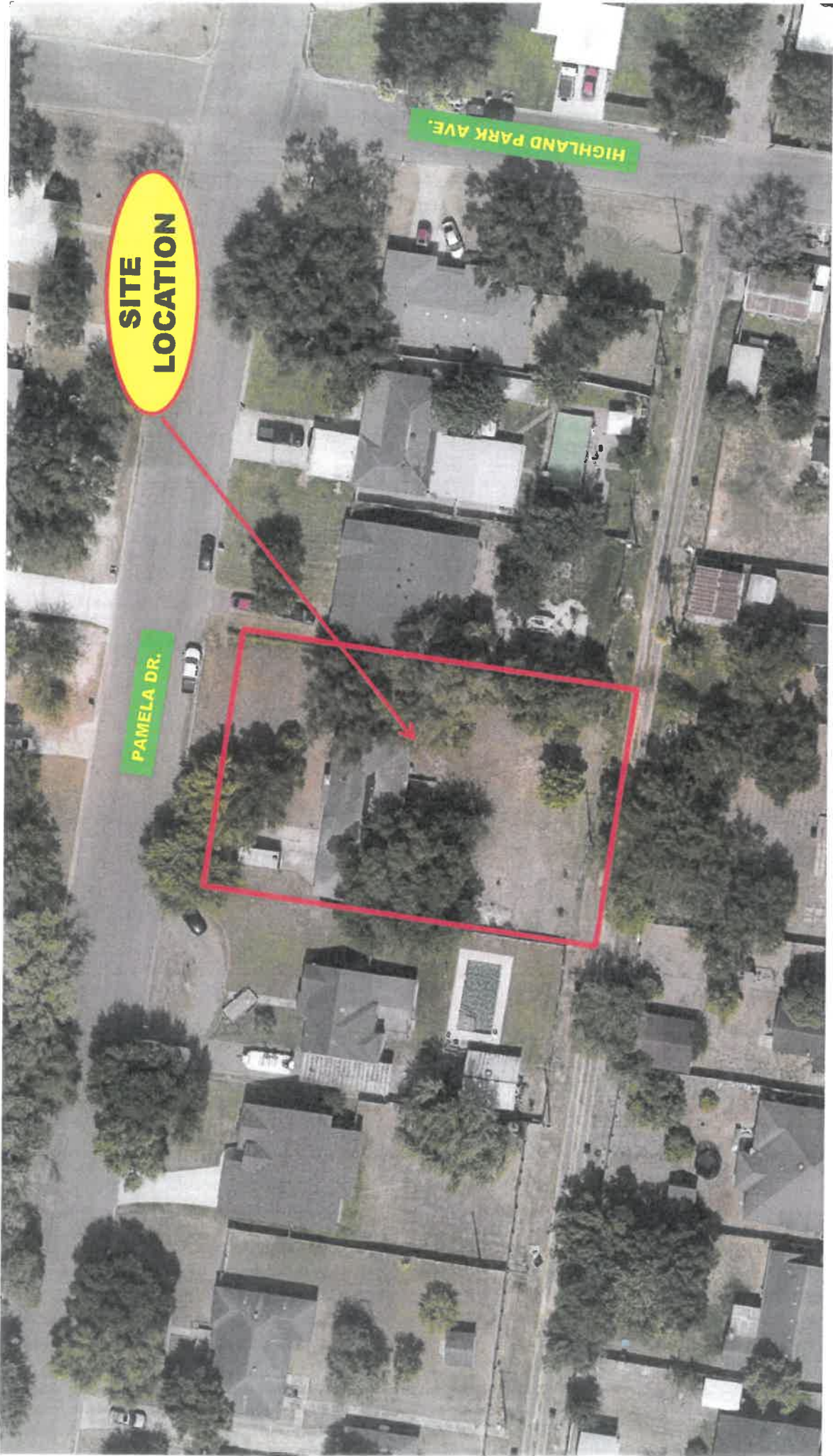
RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery Fee, Park Fee, and Approval of the variance requested.



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

No.

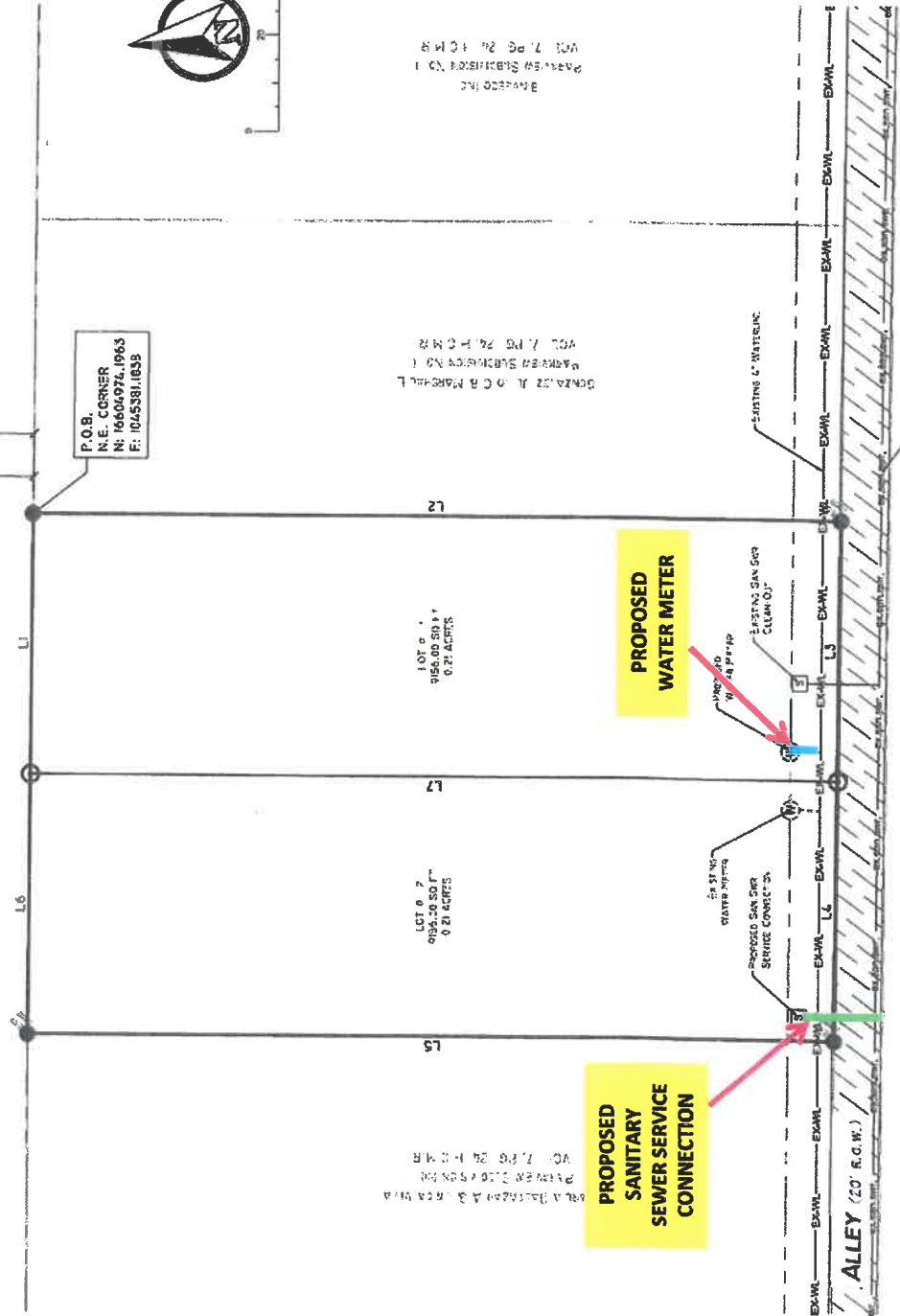


**SITE
LOCATION**

PAMELA DR.

HIGHLAND PARK AVE.

PAMELA DR. (EXISTING 40'-0" W.)



P.O.B.
N.E. CORNER
N: 16606974.1963
E: 1045381.1833

AREA 1 (1045381.1833 & 16606974.1963)
VOL. 7, PG. 24, 1045381.1833

LOT 6 7
985.00 SQ FT
0.21 ACRES

LOT 6 8
985.00 SQ FT
0.21 ACRES

CONTRACT N. O. C. A. MARKET
MARKET SURVEY NO. 1
VOL. 7, PG. 24, 1045381.1833

AREA 2 (1045381.1833 & 16606974.1963)
VOL. 7, PG. 24, 1045381.1833

**PROPOSED
SANITARY
SEWER SERVICE
CONNECTION**

**PROPOSED
WATER METER**

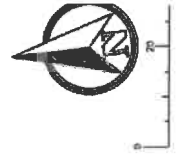
EXISTING WATER SERVICE

EXISTING SAN. SER. CLEAN OUT

EXISTING 4" WATERLINE

ALLEY (20' R.O.W.)

EXISTING 8" SANITARY SERVICE LINE



DRAINAGE STATEMENT
For
Subdivision Plat of Edna Subdivision
Mission, Texas

Edna Subdivision is located within the Mission City Limits, approximately 215 feet west of the Highland Park Ave. / Pamela Drive intersection, and is described as follows: A 0.42 acre of land, more or less, of the East 47' Lot 6 and all Lot 7, Block 3, Parkview No.1 Subdivision, Hidalgo County, Texas, according to the Map or Plat thereof recorded in Volume 7, Page 24, Map Records of Hidalgo County, Texas.

Flood Zone Designation:

By graphical plotting, this property falls in Flood Zone "X" (shaded), which is described as areas of 100-year flood with average depths of less than one (1) foot or with drainage areas of less than one square mile; and the area of protected by levees from 100-year flood, according to FEMA's Floor Insurance Rate Map Community Panel No. 480345 0005 C, revised November 20, 1991.

Existing Soils:

Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of (31) Hidalgo-Urban land complexes, which are Hydrologic Group "B." These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing Conditions:


The land comprising the Edna Subdivision is currently occupied by a single-story brick home. The site's topography reveals the subdivision site has an average existing grade of approximately (0 - 1%) towards the east, with an estimated pre-developed runoff of 0.39 cubic feet per second.

Future Conditions:

Expected future use for this subdivision will consist of 2 Single-Family lots. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal a total maximum volume of additional run-off of 1,705 cubic feet (.039 acre-feet) and a future Q of 2.06 cubic feet per second. Tables and calculations are attached.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that 1,705 cubic feet of storm runoff should be detained within the property's green areas (852.50 cubic feet per lot).



<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 _____	
H.C.D.D. NO. 1	5-14-23 DATE

P4200-01-002-0002-00 (257011)
RUIZ RICARDO III
905 PAMELA DR
MISSION TX 78572

P4200-01-002-0004-01 (584968)
PEREZ JOSE & NORMA Y
301 N SHARY RD UNIT NO 1
MISSION TX 78572

P4200-01-002-0006-00 (257012)
ALLEN RENE MICHELE
TRUSTEE LIVING TRUST
917 PAMELA DR
MISSION TX 78572

P4200-01-002-0007-00 (257013)
ALANIS STEPHANIE E RAMOS
919 PAMELA DR
MISSION TX 78572

P4200-01-002-0009-00 (257014)
HENSLEY GENEVIEVE M
921 PAMELA
MISSION TX 78572

P4200-01-002-0010-00 (257015)
MCCREA BRIAN H & REBECCA A
923 PAMELA DR
MISSION TX 78572

P4200-01-003-0001-00 (257016)
HILBERY KYLE JAMES
902 PAMELA DR
MISSION TX 78572

P4200-01-003-0002-00 (257017)
CRUZ NINFA
904 PAMELA DR
MISSION TX 78572

P4200-01-003-0004-00 (257018)
HERNANDEZ DELINDA Y
908 PAMELA DR
MISSION TX 78572

P4200-01-003-0005-00 (257019)
GARCIA BALTAZAR A & ERICA VELA
910 PAMELA DR
MISSION TX 78572

P4200-01-003-0006-00 (257020)
DE LONGORIA EDNA JOSEFINA LOPEZ
914 PAMELA DR
MISSION TX 78572-4337

P4200-01-003-0008-00 (257021)
GONZALEZ JULIO C & MARSHAL L
2117 LINCOLN ST
MISSION TX 78572

P4200-01-003-0009-00 (257022)
BINVESCO INC
1305 SAN FELIPE DR
MISSION TX 78572

P4200-01-003-0010-00 (257023)
FAIRHAVEN MANAGEMENT GROUP LLC
PO BOX 4545
MISSION TX 78573

P4200-02-002-0001-00 (257038)
BERNAL CARLOS I & ELIZABETH M
901 BRYCE DR
MISSION TX 78572

P4200-02-002-0002-00 (257039)
RIVERA IRMA
903 BRYCE DR
MISSION TX 78572

P4200-02-002-0003-00 (257040)
CARMONA CAMILO ROJAS & CUAHTEMOC
804 BERTHA AVE
MISSION TX 78572

P4200-02-002-0004-00 (257041)
PUTZ JUDY SUE
C/O MAYES
907 BRYCE DR
MISSION TX 78572

P4200-02-002-0005-00 (257042)
PRIETO SANDRA L STEPHENS
PO BOX 2031
MISSION TX 78573

P4200-02-002-0006-00 (257043)
PRIETO SANDRA L STEPHENS
PO BOX 2031
MISSION TX 78573

P4200-02-002-0008-00 (257044)
MENDOZA LUIS & BLANCA
915 BRYCE DR
MISSION TX 78572

P4200-02-002-0009-00 (257045)
CANTU GREGORIO ALBERTO
1317 PAMELA DR
MISSION TX 78572

P4200-02-002-0010-00 (257046)
LESTER DON
919 BRYCE DR
MISSION TX 78572

P4200-01-002-0005-01 (584966)
OLIVAREZ NATHON ANTHONY
1613 E FILMORE AVE
ALTON, TX 78573-0822