

ITEM # 4.1

PRELIMINARY & FINAL PLAT APPROVAL:

Eduardo's Subdivision No. 26
A 9.93 acre tract of land (North 10 acres recorded)
out of Block 16, Texan Gardens Subdivision
Rural ETJ
Developer: Las Dianas Land Development
Engineer: Izaguirre Engineering Group, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is located along the east side of Western Road approximately ½ mile north of Mile 6 Road — see **vicinity map**. The developer is proposing 16 Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to the Agua Special Utility District. The developer is proposing to connect to an existing 8" water line along the west side of Western Rd. and extending a proposed 8" water thru the proposed subdivision to provide water service to each lot. There will be 3 fire hydrants to be used as filling stations per Fire Marshall. – see **utility plan**

SEWER

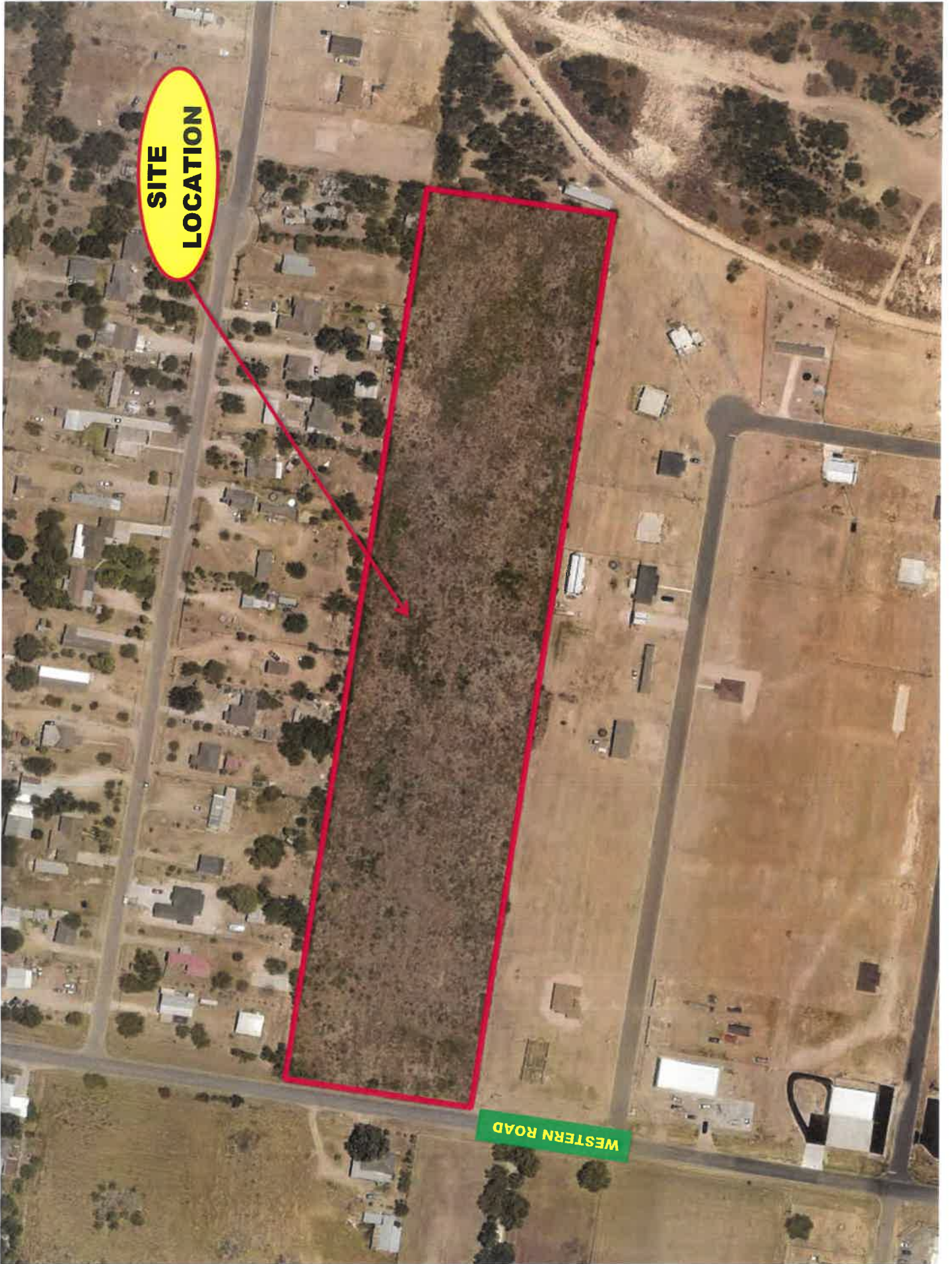
Sewage from this subdivision will be is to be treated by individual on-site sewage facilities consisting of a standard design dual compartment septic tank and drainage fields on each site. Each lot in the proposed subdivision is at least ½ acre in size. The sewer CCN does not belong to Mission.

STREETS & STORM DRAINAGE

The internal street is a 32' Back-to-Back within a 50' Right of Way. Access will be from Western Road. The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets thru 24" storm sewer lines flowing east into existing regional detention pond owned by the HCDD#1. Required detention volume per Hidalgo County Drainage District No. 1 policies concerning increased storm water runoff to be added to said regional detention pond owned by the HCDD#1. The City Engineer has reviewed and approved the drainage report.

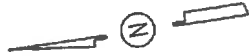
RECOMMENDATION

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



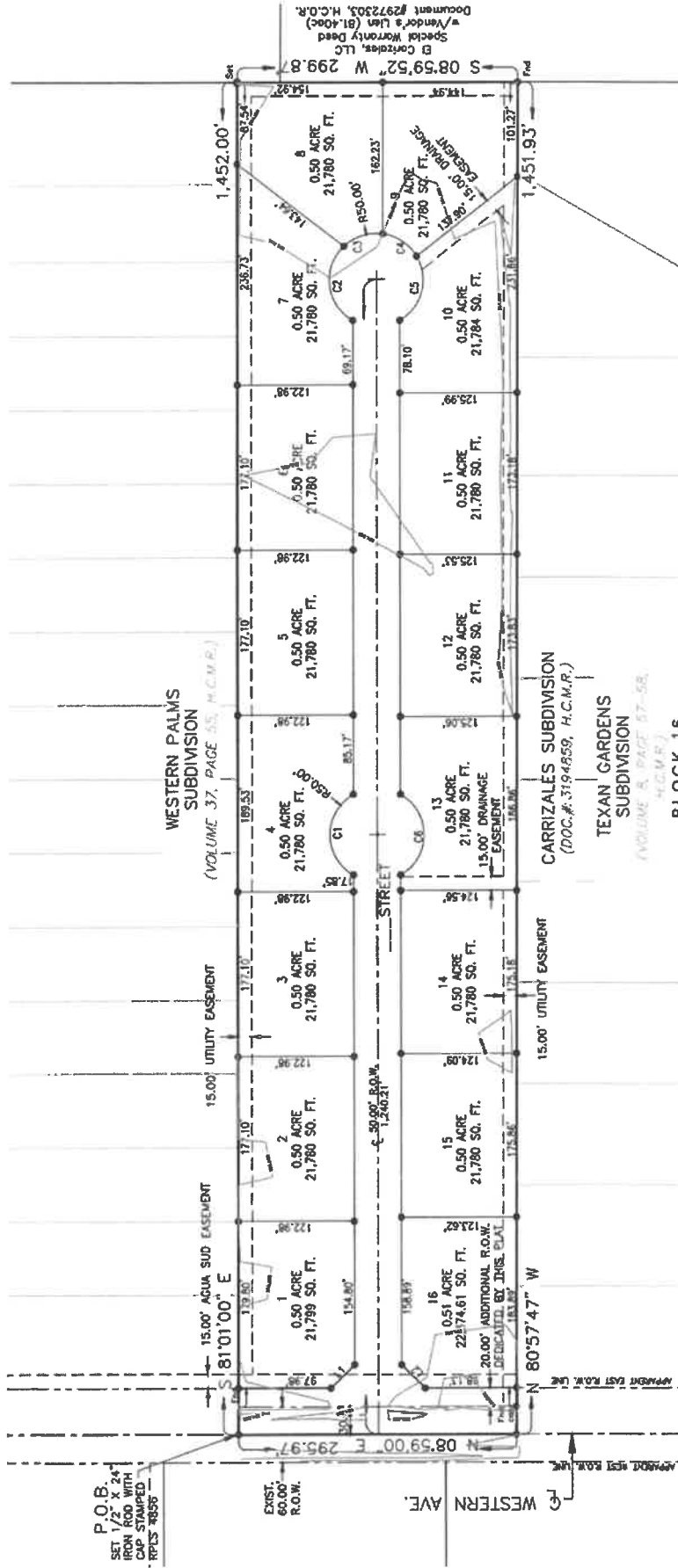
**SITE
LOCATION**

WESTERN ROAD



SCALE: 1" = 100'

LINE DATA TABLE	
DATA	BEARING
L1	S 36°01'00" E
L2	S 53°59'00" W



P.O.B.
SET 1/2" x 24"
IRON ROD WITH
CAP STAMPED
RPL'S 4856

EXIST.
60.00'
R.O.W.

WESTERN AVE.

APPROX EAST R.O.W. LINE

WESTERN PALMS
SUBDIVISION
(VOLUME 37, PAGE 55, H.C.M.R.)

CARRIZALES SUBDIVISION
(DOC.#: 3194859, H.C.M.R.)

TEXAN GARDENS
SUBDIVISION
(VOLUME 8, PAGE 57-58,
H.C.M.R.)

BLOCK 16

E Cortez, LLC
Special Warranty Deed
Vendor's Lien (81,406)
Document #2972303, H.C.O.P.

EDUARDO'S SUBDIVISION No.26
MAP OF PAVING AND DRAINAGE

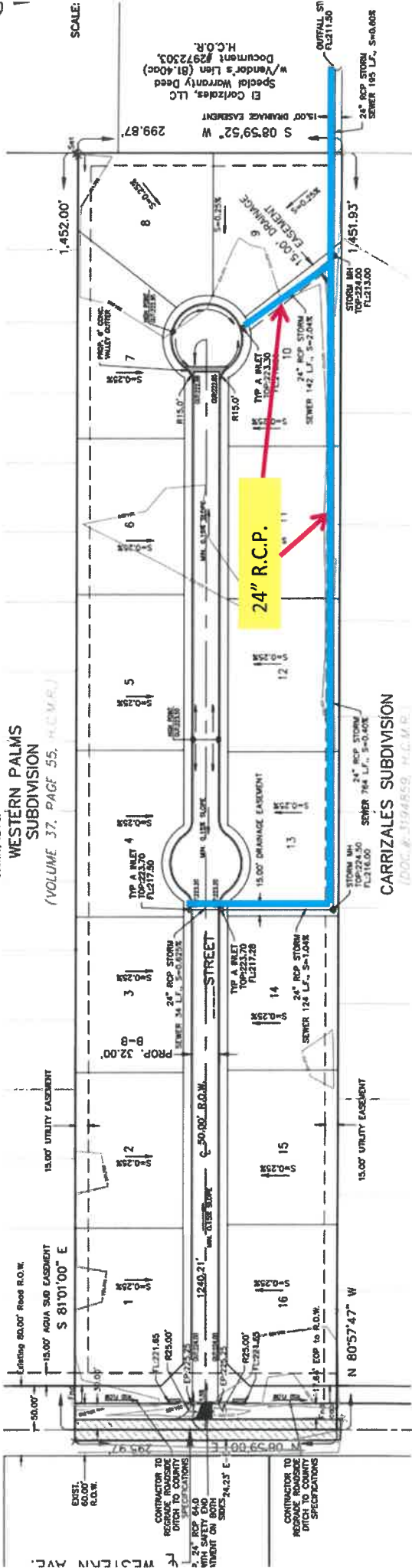
A 0.93 ACRE TRACT OF LAND (NORTH 10. ACRES REDCORDED OUT OF BLOCK 16, PLAT THEREOF RECORDED IN VOLUME 6, PAGE 57-58, MAP RECORDS, HONOLULU COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3121924, OFFICIAL RECORDS, HONOLULU COUNTY, TEXAS.

WESTERN PALMS
SUBDIVISION

(VOLUME 37, PAGE 55, H.C.M.R.)

CARRIZALES SUBDIVISION

(VOL. # 3194559, H.C.M.R.)



SCALE:

Special Warranty Deed
w/ Vendor's Lien (81.4Doc)
Document #2972503
H.C.O.R.
El Cortezes, LLC

WESTERN AVE.
EXIST. 60.00' R.O.W.
CONTRACTOR TO REPAIR HOUSING DITCH TO COUNTY SPECIFICATIONS
24" RCP STORM SEWER 142 L.F., S=2.04%

CONTRACTOR TO REPAIR HOUSING DITCH TO COUNTY SPECIFICATIONS
24" RCP STORM SEWER 124 L.F., S=1.04%

N 80°57'47" W

15.00' UTILITY EASEMENT

STREET

24" RCP STORM SEWER 74 L.F., S=0.40%

15.00' DRAINAGE EASEMENT

24" RCP STORM SEWER 142 L.F., S=2.04%

15.00' DRAINAGE EASEMENT

24" RCP STORM SEWER 185 L.F., S=0.60%

15.00' UTILITY EASEMENT

DUFFALL ST
FL217.50

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DUFFALL ST
FL217.50

**DRAINAGE STATEMENT
FOR
EDUARDO'S 26 SUBDIVISION**

I. PROJECT LOCATION

This subdivision consists of 16 residential lots located on Western Rd & 6 ½ mile on the east side of the road. Said subdivision, located within the City of Missions's 5-Mile ETJ is a 9.93 tract of land (north 10 acres recorded) out of Block 16, Texan Gardens subdivision, Hidalgo County Texas, as per map thereof recorded in Volume 8, Pages 57-68, of the Hidalgo County Map Records.

II. FLOOD PLAIN

The subject tract is located within flood zone "x" (unshaded) indicates: areas to be outside 500-year floodplain in accordance the Federal Emergency Management Agency (FEMA) FIRM Map Community Panel No. 480334 0295 D, map revised June 6, 2000.

III. SOIL CONDITIONS

A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that the predominant soil of the subject site is classified as Hidalgo-25 (fine sandy loam) & Hidalgo-28 (sandy clay loam). Brennan-3 fine sandy loam typically consists of a surface layer of dark grayish brown fine sandy loam about 15 inches thick. The next soil layer down, from 15 to 30 inches, is brown sandy clay loam. The next soil layer down, from 30 to 39 inches, is pale brown sandy clay loam. The soil down thereafter to approximately 72 inches is a very pale brown sandy clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential, g) has a moderate 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%). Existing runoff from the subject site is by form of sheet runoff flowing overland towards the east where it is intercepted by the regional detention pond owned by the HCDD#1. The Rationale Method was utilized to determine the existing 10-year frequency event storm water runoff (Qexist=6.38 cfs) for this site

V. PROPOSED CONDITIONS


Utilizing the 50-year frequency storm event, after development of this subdivision storm water runoff will be 23.58 cfs with and increased $Q= 17.2$ cfs the total proposed detention volume, in accordance with the County of Hidalgo's drainage requirements, is 35,392 cubic feet (0.81 acre-feet) (Refer to attached Drainage Calculations). Detention of 42,300 cubic feet is already covered and will outfall on the existing HCDD1 detention facility dedicated by Carrizales subdivision plat Doc.No. 3194859 HCMR. (See attached for the existing pond conditions).

The proposed development site surface storm water runoff will be intercepted by proposed Type "A" inlets installed at appropriate locations. Said inlets will drain into proposed 24" storm sewer lines flowing east into said existing regional detention pond owned by the HCDD#1. Required detention volume per Hidalgo County Drainage District No.1 policies concerning increased storm water runoff will be added to said regional detention pond owned by the HCDD#1.

Gilberto A. Gracia

GILBERTO A. GRACIA, P.E. Date: August 24, 2022



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input checked="" type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
<i>Gilberto A. Gracia</i>	<i>9-7-22</i>
H.C.D.D. NO. 1	DATE