

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Las Comadres #10 Subdivision
Being a 64.65 acre tract of land out of a part of a
certain 243.51 acre tract out of Porcion 48
Suburban E.T.J.
Developer: Carlos Leal
Engineer: South Texas Infrastructure Group

REVIEW DATA

PLAT DATA

The proposed subdivision is located at the intersection of 4 Mile Line and Abram Rd. (Mission Suburban ETJ) – see vicinity map. The developer is proposing (47) Forty-Seven Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to existing 8” water lines located along Abram Rd., 4 Mile Line Rd., and Brushline Rd. to provide water service to each lot. There are 7 fire hydrants provided to be used as filling stations via direction of the Fire Marshal’s office – see utility plan.

SEWER

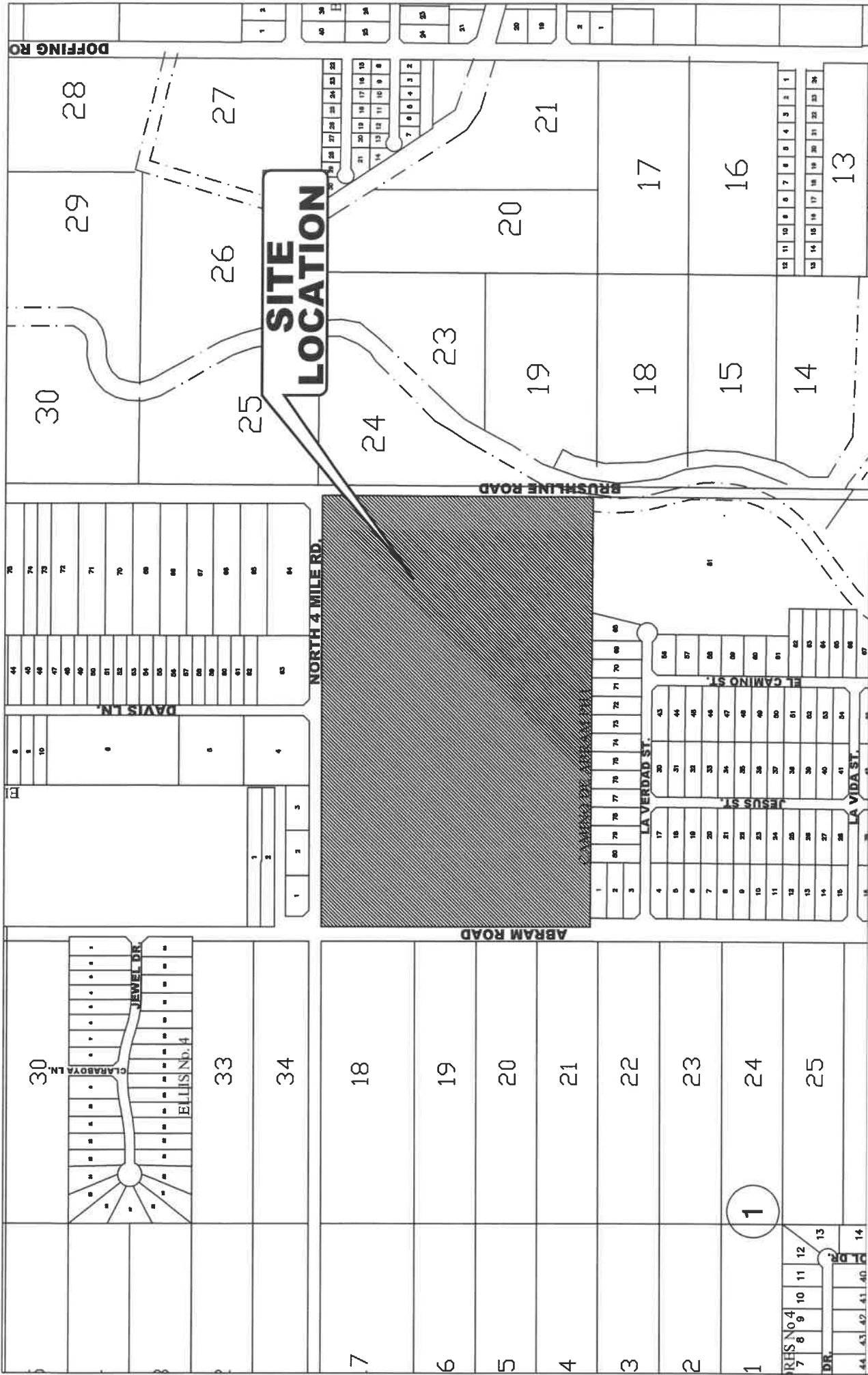
Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county’s typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission’s Sewer CCN.

STREETS & STORM DRAINAGE

The proposed internal street is a 32’ back-to-back within a 50’ Right of Way. Access to Lots 1-27 will be from Abram Road; Lots 28-32 will be from 4 Mile Line Rd; and Lots 33-47. 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 18” to 30” to have an outfall to a regional detention pond being dedicated by plat to the Hidalgo County Drainage District # 1. This regional detention pond with an average depth of 20.50 ft. will provide a total capacity of 210.12 acre-ft (9,152,827.2 ft³). 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.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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 MISSION, TX 78572

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 FAX: (956) 580-8680

No.



**SITE
LOCATION**

BRUSHLINE ROAD

NORTH 4 MILE ROAD

ABRAM ROAD

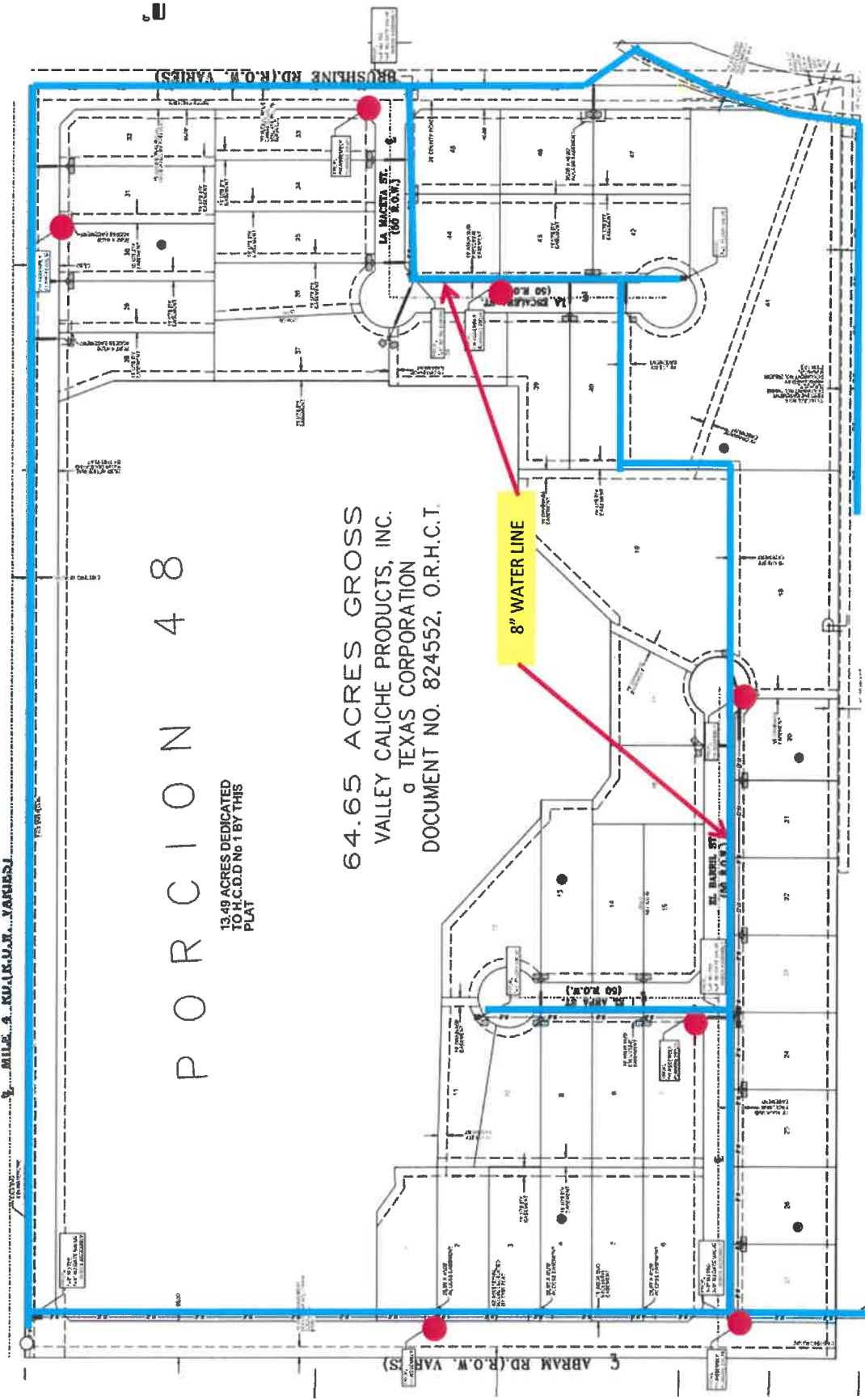
1/2 MILE... KUALA... JAMBSI

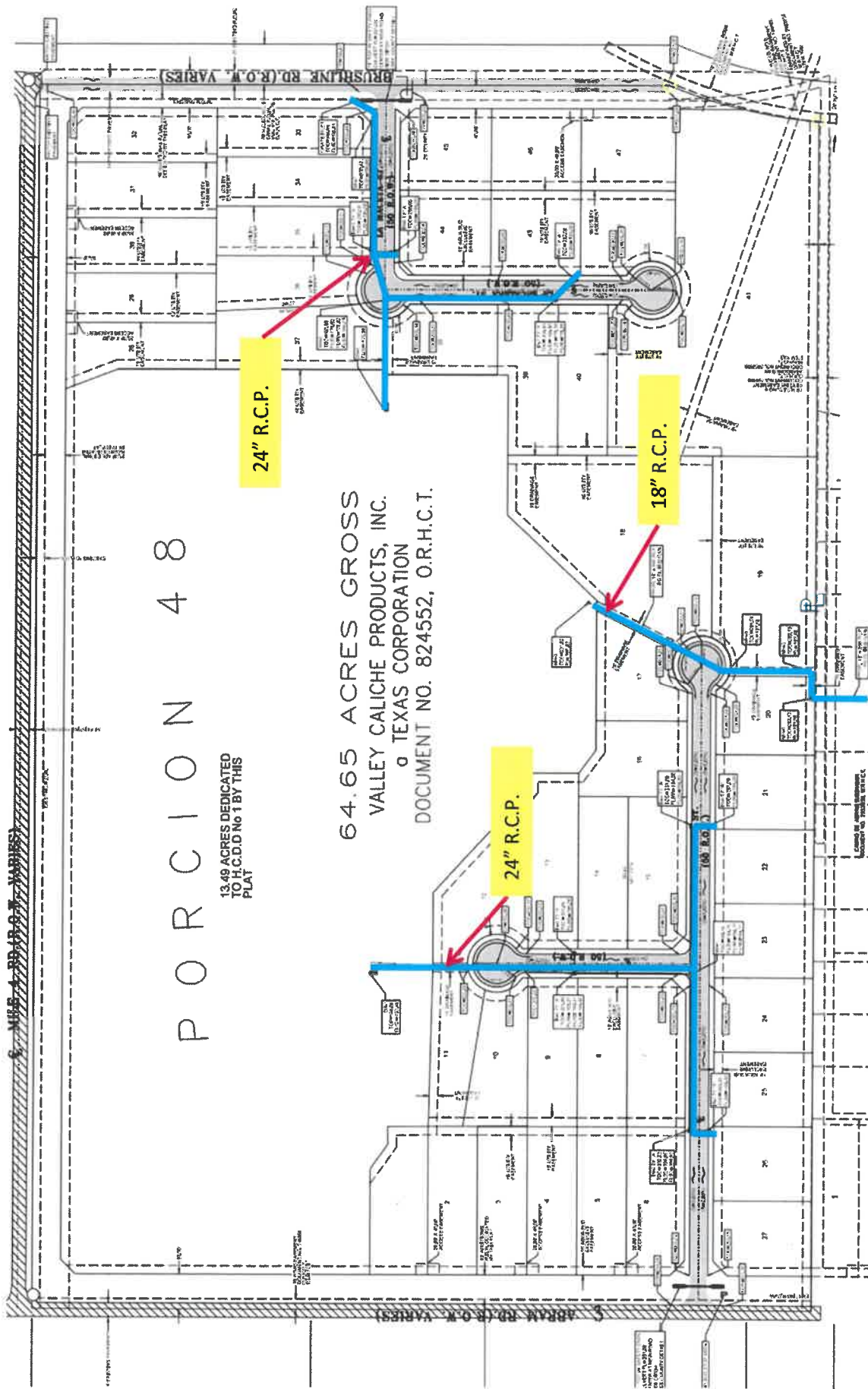
PORCION 48

13.48 ACRES DEDICATED TO H.C.D.D No 1 BY THIS PUA

64.65 ACRES GROSS
VALLEY CALICHE PRODUCTS, INC.
a TEXAS CORPORATION
DOCUMENT NO. 824552, O.R.H.C.T.

8" WATER LINE





PORCION 48

13.49 ACRES DEDICATED TO H.C.D.D No 1 BY THIS PLAT

64.65 ACRES GROSS
VALLEY CALICHE PRODUCTS, INC.
OR TEXAS CORPORATION
DOCUMENT NO. 824552, O.R.H.C.T.

24" R.C.P.

18" R.C.P.

24" R.C.P.

MUSE (R.O.W. Varies)

BRUSHLINE RD (R.O.W. Varies)

ABRAM RD (R.O.W. Varies)

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DRAINAGE REPORT – Las Comadres No. 10 SUBDIVISION

PROJECT LOCATION

Las Comadres No. 10 Subdivision is a proposed 47 Lot Single Family Residential lots subdivision located within the city of Mission 3 ½ Mile extraterritorial jurisdiction (ETJ). Being a 64.69 acre tract of land out of Porcion 48, Hidalgo County, Texas, lying West of Hidalgo County Irrigation District No.6 canal right of way, Hidalgo County, Texas between Miles 3 & 4, recorded in Volume 8, Page 57-58, Map Records, Hidalgo County, Texas.

FLOOD PLAIN

The property is in zone "X", Zone "X" are areas of 500-year flood; Community Panel No. 480334 0290 D, revised June 06, 2000.

SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 79.5% Hidalgo fine sandy loam, with 0 to 1 percent slopes, 14.1% of Hidalgo sandy clay loam, with 0 to 1 percent slopes, 3.4% of Hidalgo fine sandy loam, with 1 to 3 percent slopes, and 3.0% of Brennan fine sandy loam, with 0 to 1 percent slopes. Existing terrain has a westerly natural flow direction. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. The soils are listed in Hydrologic Groups B, D, and C/D. See Appendix C.

EXISTING CONDITIONS

The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a very slight grade approximately (0-4%). In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rationale Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **48.47 cfs**.

Las Comadres No. 10 Subdivision

DRAINAGE REPORT

PROPOSED CONDITIONS


The proposed drainage system shall consist on the installation of an internal storm sewer system with inlets in the street to collect surface runoff from lots and street. This system will be sized as per calculations on **Appendix D**. Pipe sizes range from 18" to 30" and will consist of a proposed outfall to a regional detention pond, that being dedicated by plat to the Hidalgo County Drainage District #1. A total of **13.49 acres** will be donated by the owner of Las Comadres No. 10 Subdivision to the Hidalgo County Drainage District #1 for drainage detention purposes. This regional detention pond with an average depth of 20.50 ft. will provide a total capacity of **210.12 acre-ft (9,152,827.2 ft³)**.

In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak rate for runoff for this development will be mitigated to the proposed 50-year storm water runoff. The peak rate will be **154.55 cfs** which will give us a net increase of **106.08 cfs**. For proposed Las Comadres No. 10 only **164,179.94 cubic-feet**, or **3.76 acre-feet** of storm water runoff will be required to be detained. The total **3.76 acre-feet** will be detained on the regional detention pond located on the north side of Las Comadres No. 10 Subdivision, exceeding the detention required for Las Comadres No. 10 Subdivision. The surplus detention provide in this project, will be taken into account for las Comadres No. 11.

The regional detention pond will accommodate more than enough volume for proposed Las Comadres 10 & 11. Both development will have a total area of 92.01 acres and require a combined detention of approximate 6.14 acre-ft.


Victor Trevino, P.E.
South Texas
Infrastructure Group, LLC
11/08/2022



<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	
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<input type="checkbox"/> OTHER _____	
<u>Alexis Grand</u>	<u>11/22/22</u>
H.C.D.D. NO. 1	DATE