

ITEM # 5.0

PRELIMINARY & FINAL PLAT APPROVAL:

Tanglewood at Bentsen Palm Phase IV
Being Resubdivision of 13.326 acres
located in the south end of Porciones 48, 49, 50,
51, and 52, out of Lot 14, Del Monte Irrigation
& Construction Co.
PUD
Developer: Mike Rhodes
Engineer: Melden & Hunt, Inc.

REVIEW DATA

PLAT DATA

The proposed subdivision located approx. 450 feet north of Schuerbach Road and Military Parkway, east of Tanglewood Ph III with a continuation of Oriole Dr. – see vicinity map. The developer is proposing (60) Sixty Single Family Residential lots – see plat for actual dimension, square footages, and land uses.

WATER

The developer shall connect to an existing 8” water line located along the north side of Oriole Dr. within Tanglewood Phase III and looped to an existing 8” water line along the west side of Schuerbach Road to provide water service to each lot. There are 2 existing fire hydrants and 1 proposed 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 8” sanitary sewer line along the south side of Kestrel Dr. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$12,000.00 (\$200.00 x 60Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32’ back-to-back within a 50’ Right of Way. Access will be from Oriole Dr. and/or Schuerbach Road. The proposed drainage system shall consist of 6 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24” to 36” and will discharge into an existing Hidalgo County Drainage Irrigation District No. 18 Drain Ditch. Then to discharge into the Mission Pilot Channel of the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.

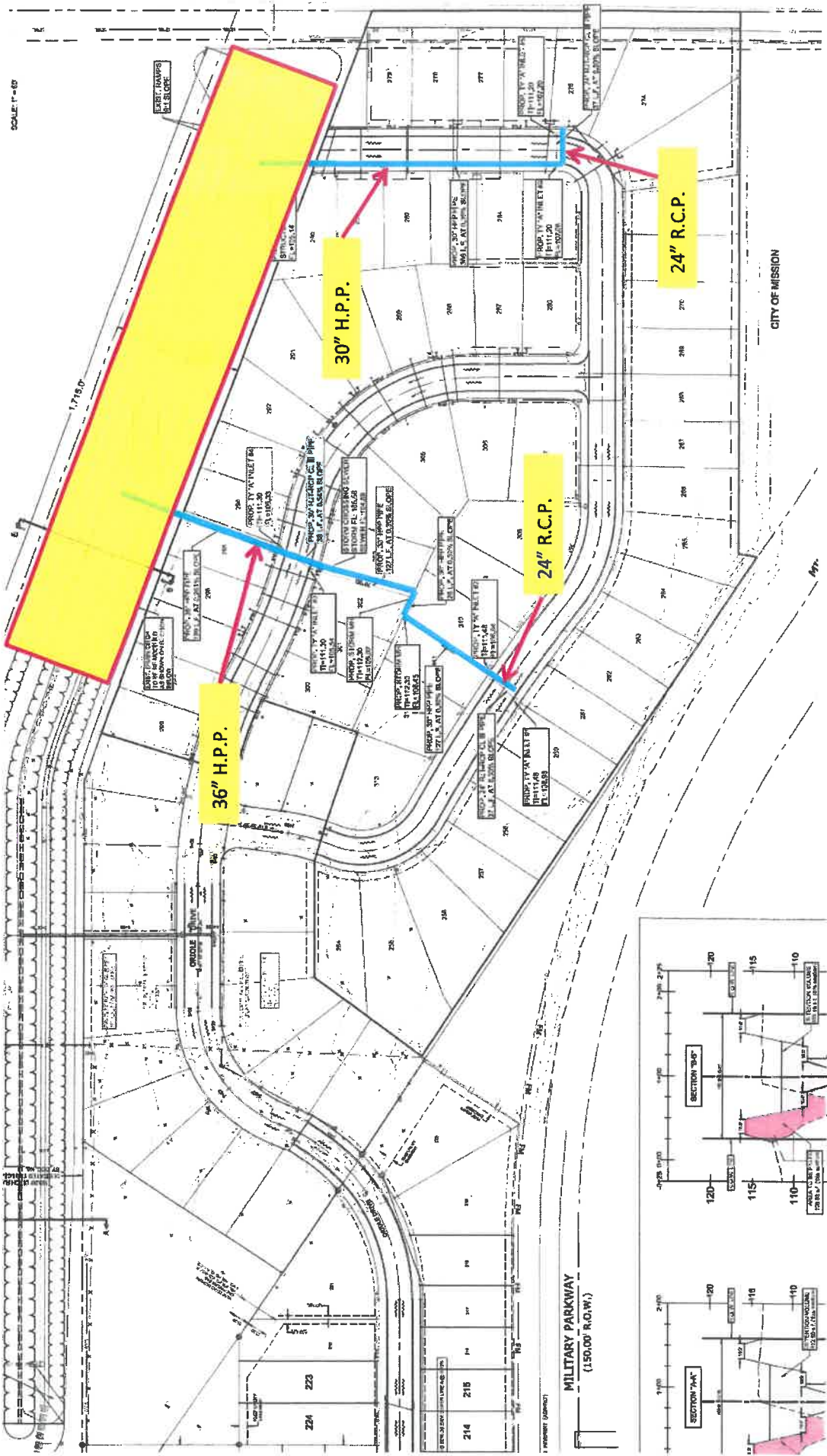
Must comply with all other format findings

Installation of street lighting as per City Standards

RECOMMENDATION

Staff recommends approval subject to:

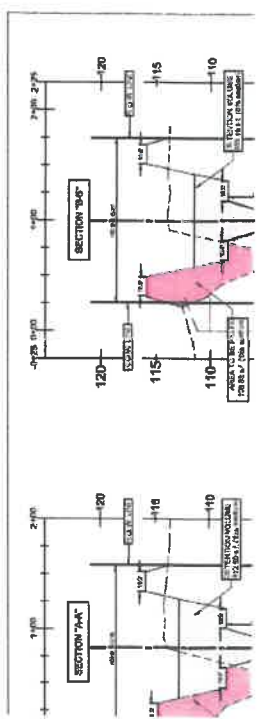
1. Payment of Capital Sewer Recovery Fees
2. Provide Water District Exclusion
3. Comply with all other format findings

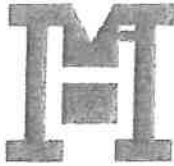


SCALE: 1"=40'

CITY OF MISSION

MILITARY PARKWAY
(150.00' R.O.W.)





TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

Drainage Statement

Tanglewood At Bentsen Palm Phase IV

Project #21050 Date: April 22, 2021; Revised: July 12, 2021

Tanglewood At Bentsen Palm Phase IV A tract of land containing 13.326 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of lot 14, Del Monte Irrigation Company Subdivision, which said 13.326 acres is out of a certain 2,556.824-acre tract of land out of the south end of Porciones 48, 49, 50, 51 and 52, Hidalgo County, Texas, conveyed to Bentsen Palm, Ltd., by virtue of warranty deed recorded under document number 715282, Hidalgo County Official Records. This subdivision lies in Zone "B", which is designated as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading). The property is located approximately 3,200 feet East of the intersection of Bentsen Palm Drive & Military Parkway. The property is currently open with a proposed use of 18 residential lots in the to City of Mission, Texas.

The soils in this area (7) Cameron silty clay, (55) Reynosa silty clay loam and (65) Runn silty clay, saline, which are in Hydrologic Group "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 9.24 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 40.78 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 31.54 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into an existing H.C.I.D. No. 18 drain ditch, which was widened by phase III to accommodate future phases. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations, the required 116,576 cubic feet of detention was provided within the expansion of the H.C.I.D. 18 drainage ditch during phase III. the ditch was expanded to its full capacity and an additional 287,829 CF of detention was provided. The excess detention (273,798 CF) provided during phase III shall be credited to this Tanglewood Phase IV.

<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 checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER	
HCID#18	
<i>Hector Garcia</i>	
H.C.D.D. NO. 1	7/26/21
	DATE

Mario A. Reyna
Mario A. Reyna, P.E. #117368
Vice-President

