

ITEM # 3.0

PRELIMINARY & FINAL PLAT APPROVAL:

Conway Village Subdivision
Being 19.118 acres out of Lot 36-6,
West Addition to Sharyland Subdivision
Suburban ETJ
Developer: Rimaga, LLC
Engineer: Melden & Hunt, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is on the southwest corner of W. St. Francis and Conway Ave.-S.H. 107 (Mission Suburban ETJ) — see vicinity map. The developer is proposing a (44) forty-four duplex/fourplex lot subdivision that will include (1) one commercial lot and (1) one detention pond — see plat for actual dimensions, square footages, and land uses.

WATER

The water CCN belongs to Sharyland Water Supply Corp (SWSC). The developer is proposing to connect to an existing 12” water line located along the south side of W. St. Francis Ave. and along the west side of Conway Ave. – S.H. 107 to provide water service to each lot. There are 6 fire hydrants proposed to be used as filling stations via direction of the Fire Marshal’s office.

SEWER

An internal 8” sewer line system will provide sewer service to all the lots as it ties into an existing 12” sanitary sewer line south along the west side of N. Conway Ave. (S.H. 107). The Capital Sewer Recovery Fee is required at \$670.00 per lot and \$750 per ac. for commercial lots which equates to \$31,060.00 (\$670.00 x 43 lots + \$750.00 x 3 ac.).

STREETS & STORM DRAINAGE

All internal streets are 32’ Back-to-Back within a 50’ Right of Way, access will be from W. St. Francis Ave. The proposed storm drainage system will consist of 6 type “A” inlets. Surface runoff will be conveyed into a proposed detention pond and discharge into the existing road ditch along N. Conway Ave. (S.H. 107) via a pump system and ultimately discharge into Linda Vista Drain which is owned and maintained by HCDD #1. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery fee, compliance with the City’s Model Subdivision Rules, and meeting any requirements from the County Planning Department.

37-7

37-6

37-5

36-7

36-6

36-5

HERMOSA DR.
LOMA HERMOSA
7
6
5
4
3
2
1

PALMHURST
E.T.J.
LOT 1
PRATER SUBD.
LOT 2

CHELSEA SUBD.
9 8 7 6 5
10 11 12 13 14 1

JORDAN HEIGHTS
6
5
4
3
2
1

TROSPER RD.
2 3 4 5
9 8 7 6
12 13 14 15
1 19 18 17 16
22 23 24 25
29 28 27 26

JBD.
9 8 7 6 5 4 3 2

SITE LOCATION

FLEA MARKET

CONWAY (S.H. 107)

2 MILE RD.

VICTORIA SUBD.
2 3 4 5 6 7 8 9 1 2 3 4 5 6 7 8 9

BRULAH SUBD.
1 2

NEW MEXICO ST.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
19 20 21 22 23 24
71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56
40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55

CAROL AVE.
39 38 37 36 35 34 33 32 31 30 29 28 27 26 25
POND
EDUARDO'S No 13



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78702
PH: (956) 380-8672
FAX: (956) 380-8680

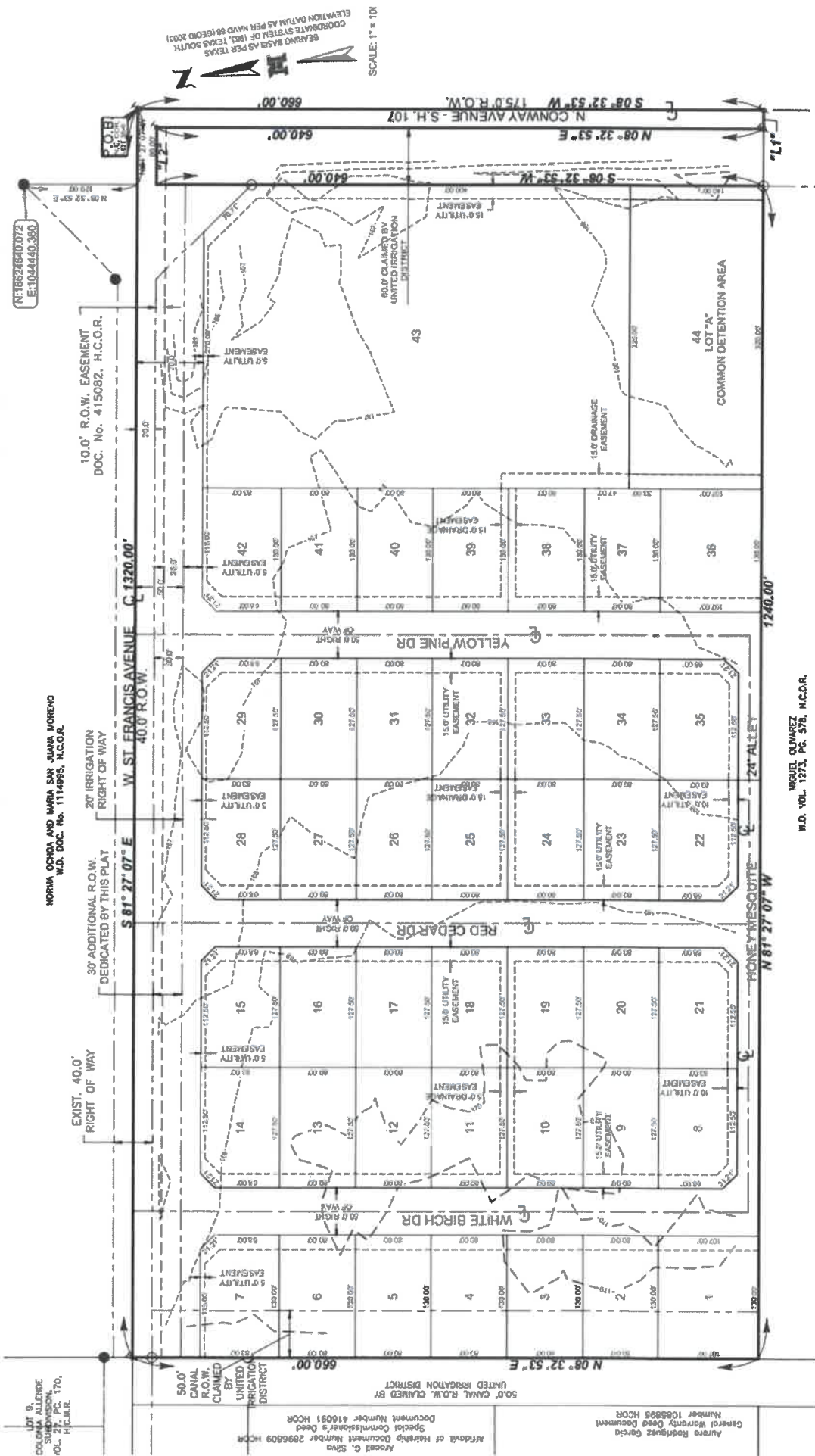
No.



**SITE
LOCATION**

N. CONWAY AVE. (S.H. 107)

W. ST. FRANCIS AVE.



BEARINGS BASED AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM AS PER MAND 86 (JCEMD 2003)
SCALE: 1" = 100'

LOT 9
COLONIA ALLENBE
SUBDIVISION
40L
REC. 170,
H.C.D.R.

NORMA OCHOA AND MARIA SAN JUANA MORENO
W.D. DOC. No. 1114995, H.C.D.R.

10.0' R.O.W. EASEMENT
DOC. No. 415082, H.C.O.R.

30' ADDITIONAL R.O.W.
DEDICATED BY THIS PLAT
RIGHT OF WAY

20' IRRIGATION
RIGHT OF WAY

W. ST. FRANCIS AVENUE
40.0' R.O.W.

S 81° 27' 07" E

C 1320.00'

N 08° 32' 53" E

660.00'

50.0' CANAL
R.O.W. CLAIMED
BY
UNITED
IRRIGATION
DISTRICT

50.0' CANAL R.O.W. CLAIMED BY
UNITED IRRIGATION DISTRICT
Special Comment Number 416091 H.C.O.R.
Document Number 416091 H.C.O.R.

Arroyo of Mariposa
Special Comment Number 289609 H.C.O.R.
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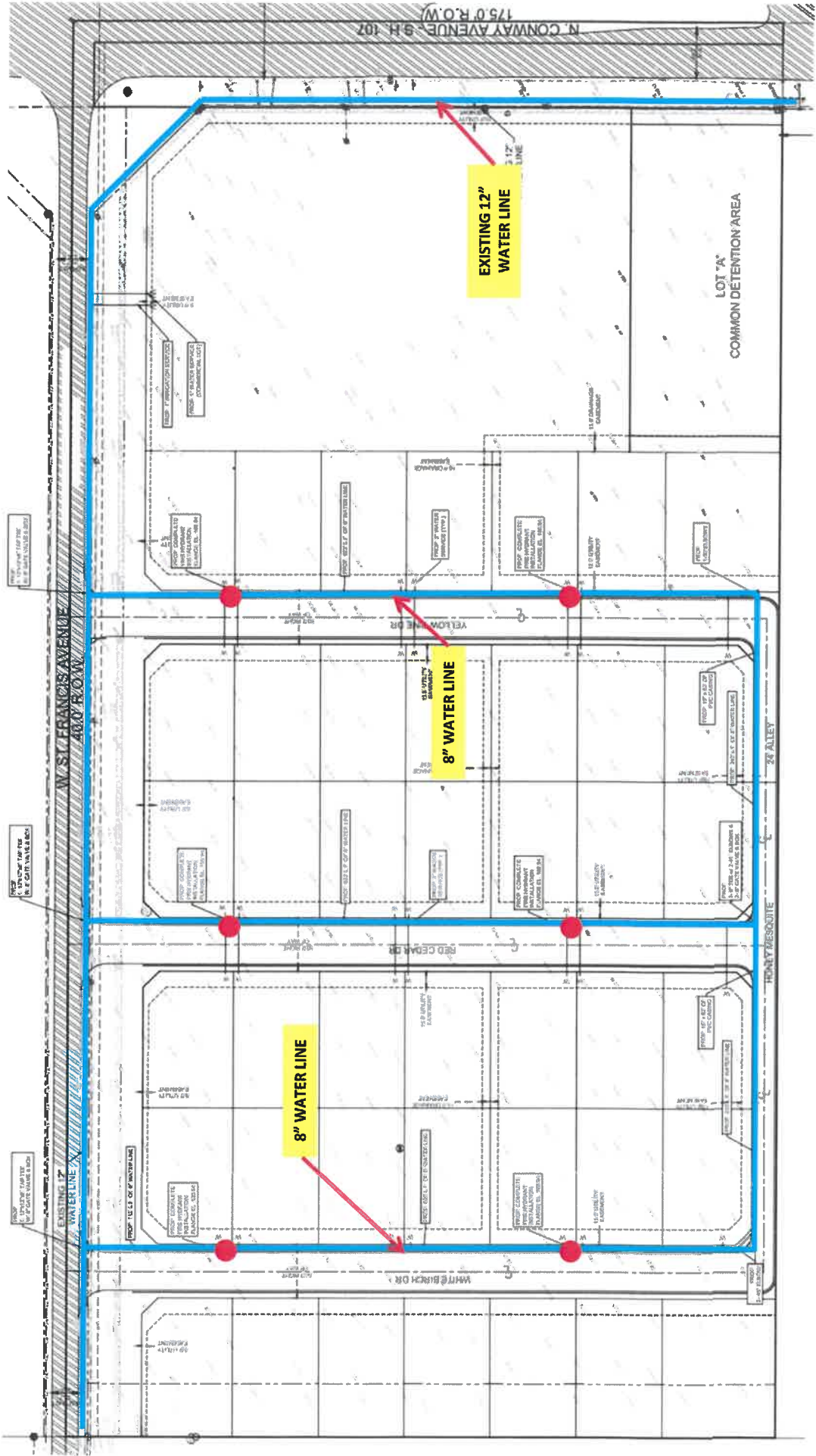
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660.00'

175.0' R.O.W.

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N CONWAY AVENUE - 9'H 107' R.O.W.

N ST FRANCIS AVENUE
400' R.O.W.

HONEYRESOUITE
24' ALLEY

YELLOW LINE DR

MAH & BIRCH DR

EXISTING 12" WATER LINE

8" WATER LINE

8" WATER LINE

LOT "A"
COMMON DETENTION AREA

PROP. TO BE COMPLETED FOR THE U.P. DATE VALUE E.B.C.D.

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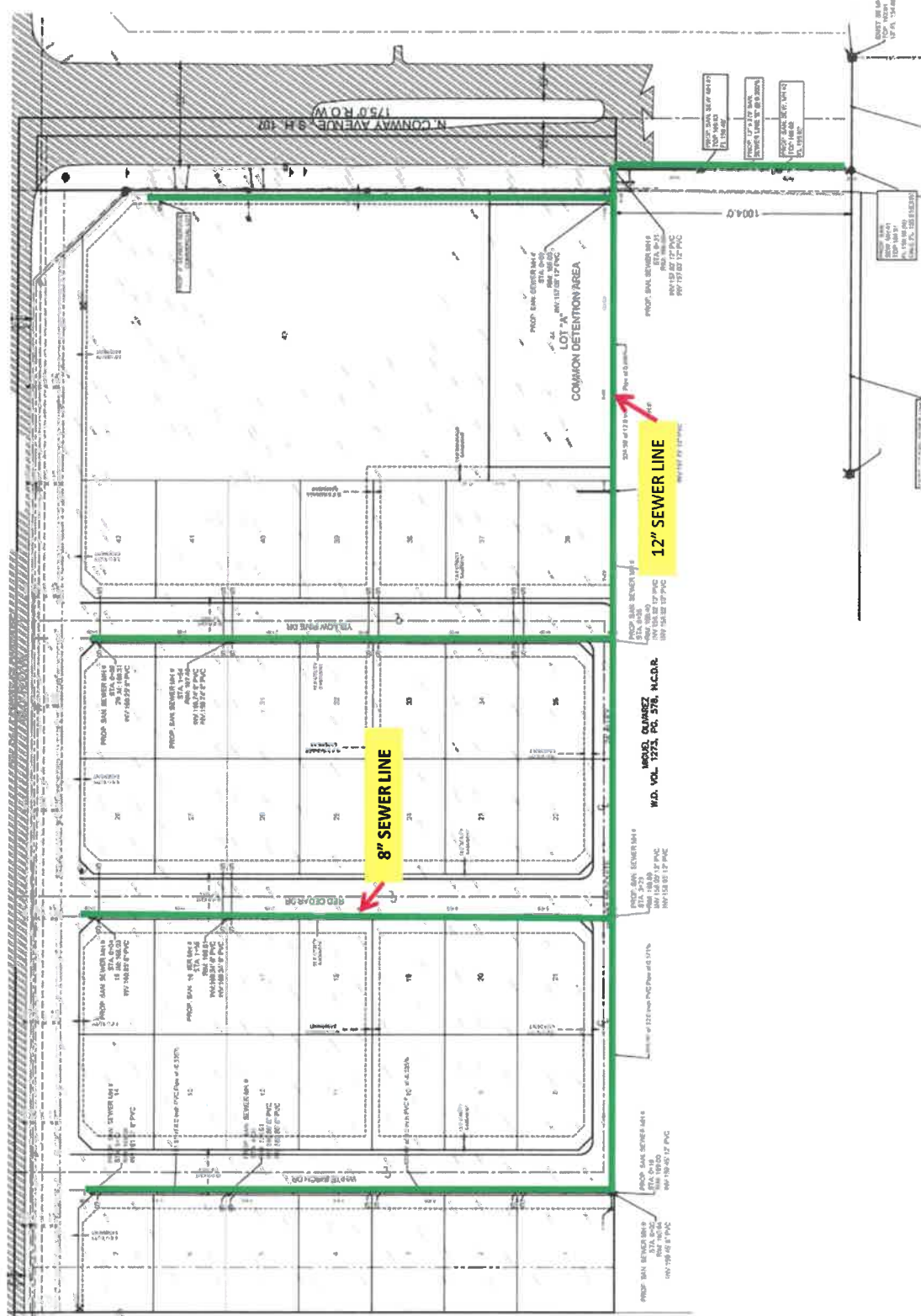
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8" SEWER LINE

12" SEWER LINE

MOJED, QUAREZ
W.D. VOL. 1273, PG. 578, N.C.D.R.

N. CONWAY AVENUE 9 H. 187
175.0' R.O.W.

COMMON DETENTION AREA

PROP. SAN. SEWER MAIN 6
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15' DIA. 12' DEPTH
10/15/05 12' PVC

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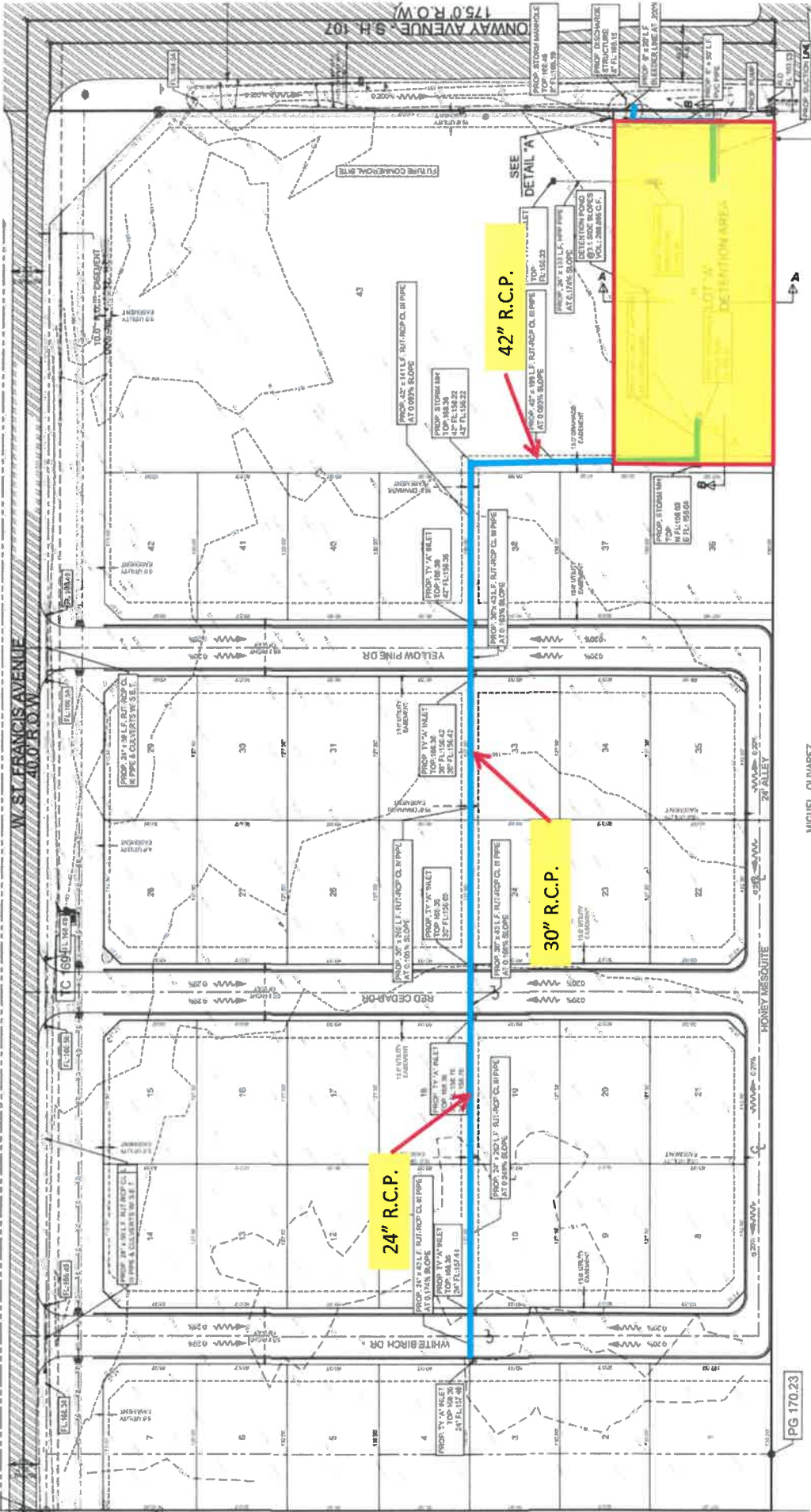
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15' DIA. 12' DEPTH
10/15/05 12' PVC



24" R.C.P.

30" R.C.P.

42" R.C.P.

PG 170.23

MUCIFI CIVIARF7



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 CONWAY VILLAGE

Job No.: 19190.00 Date: October 5, 2020;
Revised: January 27, 2021

CONWAY VILLAGE is a subdivision of a tract of land containing 14.752 acres situated in the City of Mission ETJ, County of Hidalgo, Texas, being a part or portion out of Lot 36-6, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This property is located along the west right-of-way of N. Conway Ave. - S.H. 107 and 120.00 feet south of W. St. Francis Avenue. The tract is currently occupied with a residential home and is being proposed as a 37-Lot subdivision that will include 1 commercial lot and 36 lots for four-plex development. This property is located in Zone "C" on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0400 C Map Revised: November 16, 1982. Zone "C" is defined as "areas of minimal flooding".

The soils in this area are (25) Hidalgo fine sandy loam, 0 to 1 percent slopes, (28) Hidalgo sandy clay loam, 0 to 1 percent slopes, and (3) Brennan fine sandy loam, 0 to 1 percent slopes "B" in Hydrologic Group Soils. Hydrologic Group Soil "B" has moderate infiltration rate when thoroughly wet. These soils consist chiefly of moderate fine texture to moderate coarse texture. These soils have a moderate rate of water transmission (See excerpts from "Soil Survey of Hidalgo County, Texas).

Storm runoff on this tract is by surface flow, with a southerly direction. The volume of storm runoff is 5.45 c.f.s. based on the 10-year storm frequency, as per attached calculations. Proposed runoff after development is 39.90 c.f.s., during the 50-year storm frequency, as per the attached calculations, which is an increase of 34.45 c.f.s.

In accordance with the City of Mission's drainage policy, the proposed storm drainage system for this subdivision will consist of (6) Type "C-C" Inlets, approximately 337 L.F. of 24-inch storm lines, and approximately 580 L.F. of 30-inch storm lines. Surface runoff from the lots and the proposed streets will be caught by the proposed inlets, and conveyed via said storm lines into a proposed detention pond that will discharge into the existing road ditch along N. Conway Ave. - S.H. 107 via a pump system. The existing road ditch ultimately discharges into Linda Vista Drain. Linda Vista Drain is owned and maintained by Hidalgo County Drainage District No. 1.

In accordance with the City's drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the improvements in this subdivision. Therefore, as per the attached calculations, 120,710 cubic feet (2.771 ac-ft) of detention shall be provided as per the City of Mission approved grading plan.

<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 type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input checked="" type="checkbox"/> OTHER	
TxDOT	
Hector Garcia	
H.C.D.D. NO. 1	DATE: 2/25/21

By: Fred L. Kurth Date: 1-28-21
Fred L. Kurth, P.E.

