

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Western Oaks Phase II Subdivision
A 10.00-acre tract of land being
of all Lots 23, Block 9, Texan Gardens Subdivision
Developer: Everardo & Rigoberto Villarreal
Engineer: Izaguirre Engineering Group, LLC

REVIEW DATA

PLAT DATA

The proposed subdivision is 1/4 of a mile North of W. 5 Mile Road along the west side of Abram Road. —see **vicinity map**. The developer is proposing (15) Fifteen ½ acre Single Family Residential lots — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect to an existing 8" water line located along the West side of Abram Road. Proposing an 8" water line extended to and thru the proposed subdivision to service each lot. They are proposing 3 fire hydrants 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 area is not within the City of Mission's Sewer CCN.

STREETS & STORM DRAINAGE

The internal street is a proposed 32' Back to Back within a 50' Right of Way. Access will be from Abram Road. The street runoff will be collected by a storm system consisting of 24" pipes and 4 type "A" inlets. The required detention for the residential lots will be detained by onsite detention ponds located along the west property line of the tract within 75ft. R.O.W. that is being granted to Hidalgo County Drainage District No. 1 for the use of a future drainage ditch that is part of the H.C.D.D. #1 Master Plan. The required detention for a 50 year frequency storm event for the development is 0.91 acre feet (39,705 CF). The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval subject to meeting the Model Subdivision Rules, complying with the street alignment policy and meeting any comments from the County Planning Department.



Curve	Radius	Length	Delta	Chord	Chord Length
C1	50.00'	104.72'	120° 00' 00"	N 81° 04' 49" W	86.60'
C2	50.00'	27.86'	114° 35' 28"	N 38° 56' 04" W	27.31'
C3	50.00'	80.19'	91° 53' 09"	S 81° 15' 10" W	71.86'
C4	50.00'	46.09'	52° 48' 59"	S 08° 55' 06" W	44.48'
C5	50.00'	80.19'	91° 53' 09"	S 63° 25' 56" E	71.86'
C6	50.00'	27.86'	31° 42' 20"	N 54° 46' 16" E	27.31'
C7	50.00'	104.72'	120° 00' 00"	S 81° 04' 54" E	86.60'

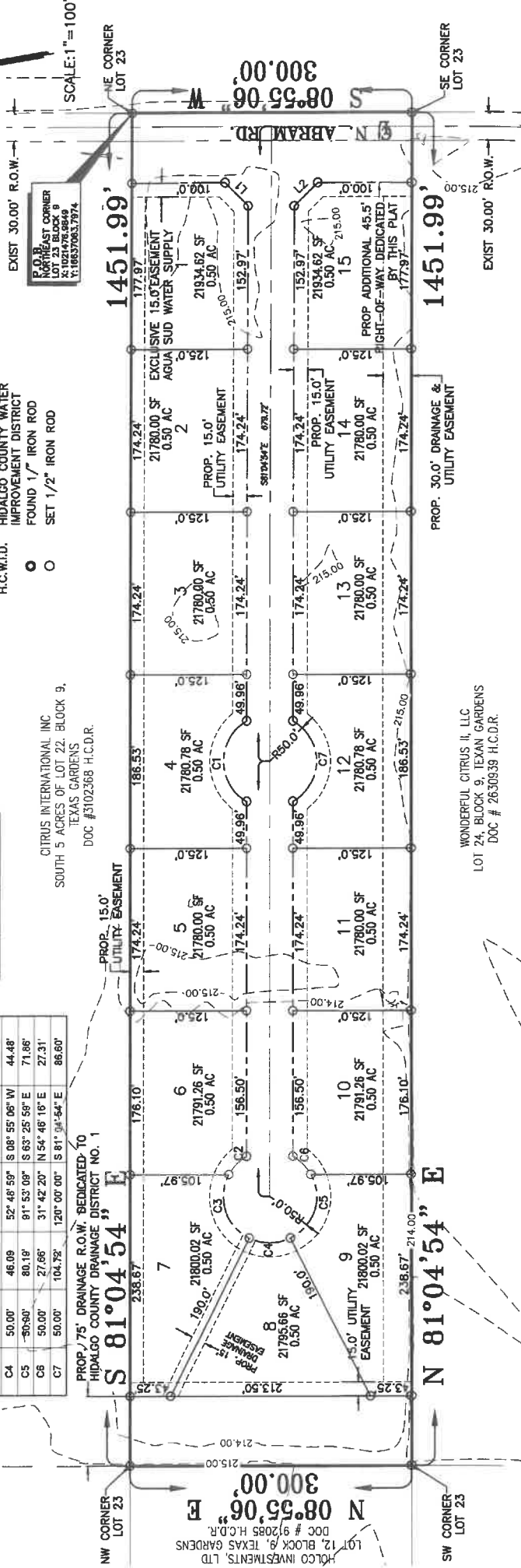
Line	Length	Chord Bearing
L1	35.36'	N53°55'06"E
L2	35.36'	N38°04'54"W

LEGEND

R.O.W.
P.O.B.
POINT OF BEGINNING
HIDALGO COUNTY MAP RECORDS
H.C.M.R.
HIDALGO COUNTY WATER
IMPROVEMENT DISTRICT
H.C.W.I.D.
O
O
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD

CITRUS INTERNATIONAL INC
SOUTH 5 ACRES OF LOT 22, BLOCK 9,
TEXAS GARDENS
DOC #3102368 H.C.D.R.

PROP. 75' DRAINAGE R.O.W. DEDICATED TO
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

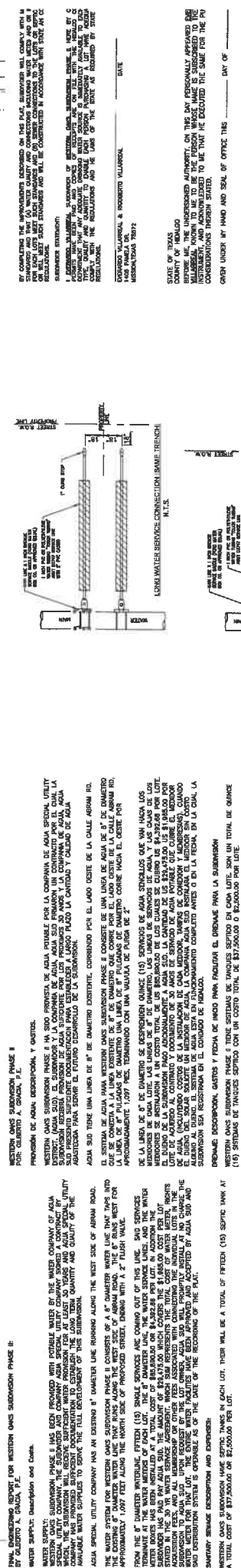


OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, EVERARDO VILLARREAL & RIGOBERTO VILLARREAL, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED
HEREIN AS WESTERN OAKS SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION
PLAT AND DEDICATE TO PUBLIC USE THE STREETS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER MANIFESTATIONS TO THE LOTS MEET AS WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

STATE OF TEXAS-COUNTY OF HIDALGO
PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF WESTERN OAKS SUBDIVISION PHASE II WAS REVIEWED AND
APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 20____

WONDERFUL CITRUS II, LLC
LOT 24, BLOCK 9, TEXAS GARDENS
DOC # 2630939 H.C.D.R.





DRAINAGE STATEMENT FOR WESTERN OAKS SUBDIVISION PHASE II

I. PROJECT LOCATION

The proposed development consists of a 15 lot single-family residential subdivision located approximately 0.75-miles North of Mile 5 Line on the West side of N Abram Road in the ETJ of the City of Mission, Texas. The subject tract can be described as a 10.000-acre tract of land being of all Lot 23, Block 9 as per Texan Gardens Subdivision Recorded in Volume 8, Page 58 Map Records of the Office of the County Clerk of Hidalgo County, Texas and described by Warranty Deed County Document Number 3146691.

II. FLOOD PLAIN

The site is located within Zone "X", Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year floods; Based on Community FIRM Panel No. 480334 0290 D, Map Revised June 6, 2000. Proposed finished floor elevations shall be 18-inches above the center line of the street, or 18-inches above natural ground and no lower than the highest finish floor in the surrounding neighboring property; whichever is greater.

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).

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo fine sandy loam; slopes between 0 to 1. Soils are well drained. Hidalgo fine sandy loam belongs to Hydrologic Group B.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	10.0	100.0%
Totals for Area of Interest		10.0	100.0%

IV. EXISTING CONDITIONS

The featured project site consists of a 10.000-acre tract of land, located approximately 0.75-miles North of the 5 Mile Line along the West side of Abram Road, and presently has drainage patterns from West to East. The site is presently vacant. The project site features an existing Field Drain Line serviced by Hidalgo County Irrigation District No. 6 (HCID#6) along the West ROW of N. Abram Road. The undeveloped flow drains from the West to the East of the property at 4.09 CFS for a 10-year storm event.

V. PROPOSED CONDITIONS

The City of Mission and Hidalgo County Drainage criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event, and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

Exhibit "A" details the proposed drainage calculations and drainage area maps for the aforementioned project site. The proposed Subdivision features 15 Lots that are to be zoned single-family residential, and will span across a 10.000-acre tract of land found approximately 0.75-miles North of Mile 5 Line along the West side of North Abram Road. The proposed drainage infrastructure consists of (4) proposed curb inlets that will collect and convey the storm water run-off throughout the subdivision. The required detention for the residential lots will be detained by onsite detention ponds located along the West property line of the tract within a 75-ft ROW that is being granted to Hidalgo County Drainage District No. 1 (HCDD#1) for the use of a future drainage ditch

that is part of the HCDD#1 Master Plan. From thereon, as coordinated with Hidalgo County Irrigation District No. 6, the collected storm run off from the proposed detention pond will drain via a linear detention ditch at and bleed into the afformentioned field drain line located along the East ROW of N. Abram Rd. The required detention for a 50-year frequency storm event for the development is 0.91 acre-feet (39,705 CF).

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☒ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER	
<u>Hector Garcia</u>	<u>5/11/21</u>
H.C.D.D. NO. 1	DATE



Gilberto A. Gracia

GILBERTO A. GRACIA, P.E. Date: April 1, 2020