

ITEM # 2.0

**PRELIMINARY & FINAL
REPLAT APPROVAL:**

Replat of Retama Village Phase V

A replat of .700 of one acre, being all of
Lots 304, 305, and 306, Retama Village
Phase V and 15.0' out of Lot 14, Del Monte
Irrigation Co. Subdivision
PUD

Developer: ML Rhodes, LTD

Engineer: Melden & Hunt, Inc.

REVIEW DATA

PLAT DATA

The replat of the three-lot subdivision is located within Retama Village Phase V Subdivision at the SE corner of Bentsen Palm Dr. and Military Pkwy. – see vicinity map. The developer is proposing to relocate the common boundary between Lots 304, 305, and 306 to extend an additional 15' east into Lot 14, Del Monte Irrigation Co. Subd. (residential use will remain the same). – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Retama Village Phase V Subdivision was developed, water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

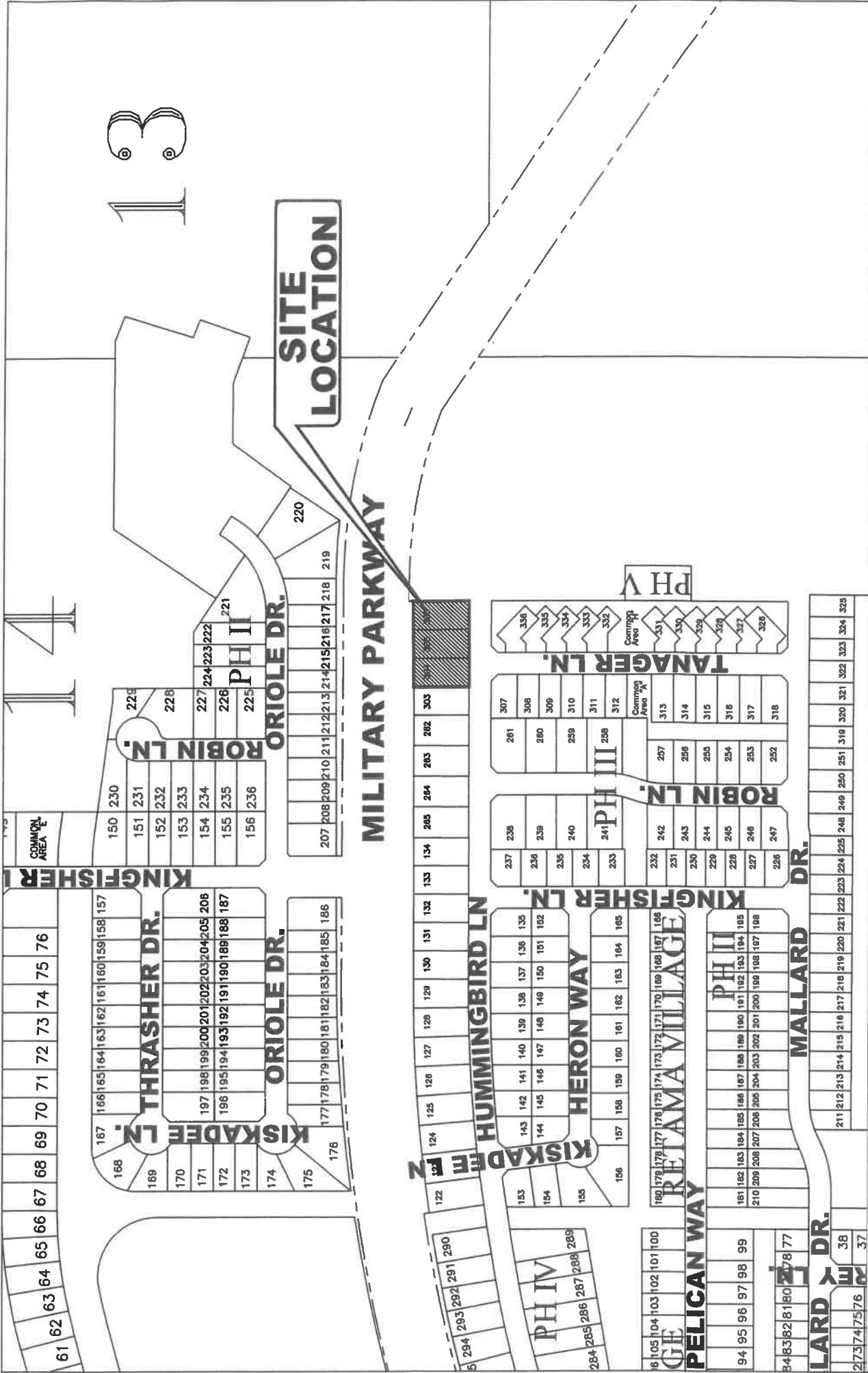
This is a simple re-plat; Surface runoff from the lots and the proposed streets will be caught by the existing curb inlets and conveyed via said storm lines into an existing drain ditch adjacent to the south side of this property. Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists

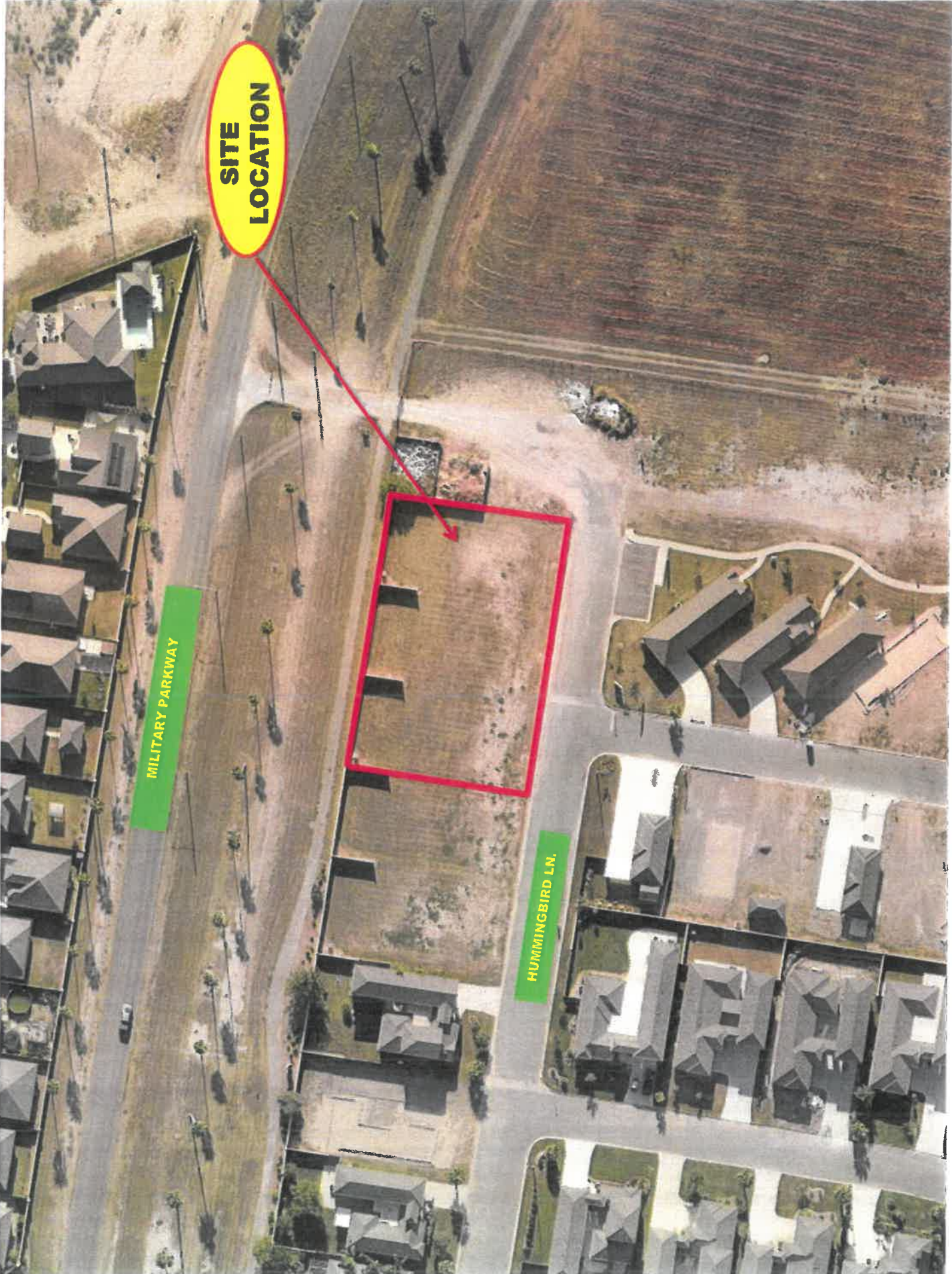
RECOMMENDATION

Staff recommends approval.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8660

No.



**SITE
LOCATION**

MILITARY PARKWAY

HUMMINGBIRD LN.

MILITARY PARKWAY EAST
150.0' R.O.W.

150.00' R.O.W.

75.00' R.O.W.

S 81° 15' 51" E 209.95'

N 08° 44' 09" E 145.17'

N 81° 15' 51" W 210.31'

S 08° 35' 44" W 145.17'

HUMMINGBIRD LANE
50.0' R.O.W.

TANGER LANE
50.0' R.O.W.

P.O.C.
MELBA
RETAMA VILLAGE PHASE III

15' UTILITY EASEMENT
NO. 100-1382416, H.C.M.R.
REVISION NO. 0000000000
E. JENSEN, L.P.

P.O.B.

LOT 262
RETAMA VILLAGE PHASE III
DOCUMENT NUMBER 2451452
H.C.M.R.

LOT 303

304

305

306

SHREVE ENTERPRISES, INC.
200 JACOBSON DRIVE
HOUSTON, TEXAS 77058
H.C.O.R.

20' ADJUSTED
UTILITY AND PNEUMATIC
TRAIL EASEMENT
INSTRUMENT NUMBER 2451452
H.C.M.R.

GENERAL PLANNING DEVELOPMENT, L.P.
CONNECTION NUMBER 119982
H.C.O.R.
LOT 307

63' WIDE RIGHT-OF-WAY BOUNDARY

SCALE: 1" = 30'
N
REVISIONS MADE TO THIS PLAN SHALL BE INDICATED BY A NUMBERED CIRCLE IN THE MARGINS OF THIS PLAN.



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435
TBPELS # 10096900

DRAINAGE STATEMENT REPLAT OF LOTS 304-306 RETAMA VILLAGE PHASE V Job No.: 23087.00 Date: JULY 10, 2023




REPLAT OF LOTS 304-306 RETAMA VILLAGE PHASE V is a replat of .700 of one acre being all of lots 304-306, Retama Village Phase V Subdivision, in the City of Mission, County of Hidalgo, Texas. The tract is currently vacant with a proposed land use for 23 residential lots, 11 cottage lots and 2 common areas. This property is located in Zone "B" on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0400 C Map Revised: November 16, 1982. Zone "B" is defined 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 (1) square mile; or areas protected by levees from the base flood (medium shading).

The soils in this area are Reynosa silty clay loam (Soils 55), these soils belong to hydrologic groups "B" respectively and range from moderate to high infiltration rates respectively when thoroughly wet. For full descriptions see attached exhibits taken from "USDA, NRCS Web Soil Survey" Soils maps and information for the Hidalgo County, Texas. Web site <http://www.nrcs.usda.gov>.

Existing runoff is in a northeasterly direction, with a runoff of 1.00 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 4.65 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 3.65 c.f.s.

Surface runoff from the lots and the proposed streets will be caught by the existing curb inlets and conveyed via said storm lines into an existing drain ditch adjacent to south side of this property. This development is included in Drainage Basin 45 of the Bentsen Palms Master Drainage Study (see attached Drainage Area Map). Said existing drain ditch as included in Drainage Basin 45 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's drainage policy, the difference between pre and post development storm runoff shall not increase during the 10-year rainfall event. Therefore, as per attached calculations, and in accordance to the Approved Master Drainage Plan for the development, the required detention of 3,194 cubic feet (0.073 ac-ft) shall be provided within said drainage ditch which has been widened along entire width (1800 LF.) of Basin 45 to accommodate 169,200 cubic feet of detention. There is remaining 169,200 CF minus 16,371 CF or 152,829 CF of detention volume for future phases within Drainage Basin 45. An overall master plan has been developed in accordance with City and County requirements.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	
H.C.D.D. NO. 1	DATE

By:  _____
Mario A. Reyna, P.E.
President



R2255-03-000-0260-00 (898599)
MARSHALL MARY JOSEPHINE & JOHN
2107 ROBIN LN
MISSION TX 78572

R2255-03-000-0261-00 (898600)
HALL MARK ALLEN & DEANNA L
2105 ROBIN LN
MISSION TX 78572

R2255-03-000-0262-00 (898601)
ESPERANZA HOMES MISSION LLC
200 S 10TH ST STE 1700
MCALLEN TX 78501

R2255-03-000-0263-00 (898602)
PATIENCE IAN M & MARIE
3602 HUMMINGBIRD LN
MISSION TX 78572

R2255-03-000-0264-00 (898603)
SHAWN KAREN L & MICHAEL E
TRUSTEES REVOCABLE LIVING TRUST
200 S 10TH ST STE 1700
MCALLEN TX 78501

T0803-02-000-0212-00 (1074728)
SALINAS ROSA ELENA & ERIK A CANO
3509 ORIOLE DR
MISSION TX 78572

T0803-02-000-0213-00 (1074729)
FLORES OMAR
2504 VALENCIA AVE
MISSION TX 78574

T0803-02-000-0214-00 (1074730)
SAENZ MARLEN & MARISOL SALINAS
1000 E US HIGHWAY 83
MCALLEN TX 78501-8840

T0803-02-000-0215-00 (1074731)
CAMPOS ELVA M & JOSE MARIA JR
3503 ORIOLE DR
MISSION TX 78572

T0803-02-000-0216-00 (1074732)
ZAPATA BRENDA EDITH
3501 ORIOLE DR
MISSION TX 78572

T0803-02-000-0217-00 (1074733)
MARROQUIN ISMENA
3407 ORIOLE DR
MISSION TX 78572

T0803-02-000-0218-00 (1074734)
ROMERO RAUL ANTONIO & SONIA
423 COTTONWOOD AVE
MCALLEN TX 78501

T0803-02-000-0219-00 (1074735)
RAMIREZ ADRIANA E & EDUARDO
3403 ORIOLE DR
MISSION TX 78572

R2255-05-000-0303-00 (1239261)
GUZMAN SHARRON ANN &
GUSTAVO ALFREDO
3510 HUMMINGBIRD LN
MISSION TX 78572-5189

R2255-05-000-0304-00 (1239262)
ML RHODES LTD
2500 S BENTSEN PALM DR STE 267-B
MISSION TX 78572

R2255-05-000-0305-00 (1239263)
ML RHODES LTD
2500 S BENTSEN PALM DR STE 267-B
MISSION TX 78572

R2255-05-000-0306-00 (1239264)
ML RHODES LTD
2500 S BENTSEN PALM DR STE 267-B
MISSION TX 78572

R2255-05-000-0307-00 (1239265)
REZUTKA RICHARD J & DANETTE MARI
2106 TANAGLER LN
MISSION TX 78572

R2255-05-000-0308-00 (1239266)
MARTINEZ JAVIER & BIRGITT DEL CARMEN
2108 TANAGER LN
MISSION TX 78572-5186

R2255-05-000-0309-00 (1239267)
ML RHODES LTD
2500 S BENTSEN PALM DR STE 267-B
MISSION TX 78572

R2255-05-000-0334-00 (1239292)
MASERANG NORA K
2109 TANAGER LANE
MISSION TX 78572

R2255-05-000-0335-00 (1239293)
GARRIS RONALD & MARYLIN
2107 TANAGER LN
MISSION TX 78572

R2255-05-000-0336-00 (1239294)
ESPERANZA HOMES MISSION LLC
200 S 10TH ST STE 1700
MCALLEN TX 78501