

ITEM #2.0

FINAL PLAT APPROVAL: Las Comadres #11 Subdivision
Being a 40.85 acre tract of land out of all of Lots 14,
15, 16 & 18, Nick Doffing Co. Subdivision
Suburban ETJ
Developer: Carlos Leal
Engineer: South Texas Infrastructure Group

REVIEW DATA

PLAT DATA

The proposed subdivision is located on Doffing Road and approximately 3,000 feet north of 3 Mile Line (Mission Suburban ETJ) – see vicinity map. The developer is proposing (68) sixty-eight 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 an existing 8” water line located along the west side of Doffing Road to provide water service to each lot. There are 8 fire hydrants provided to be used as filling stations via direction of the Fire Marshal’s office – see utility plan.

SEWER

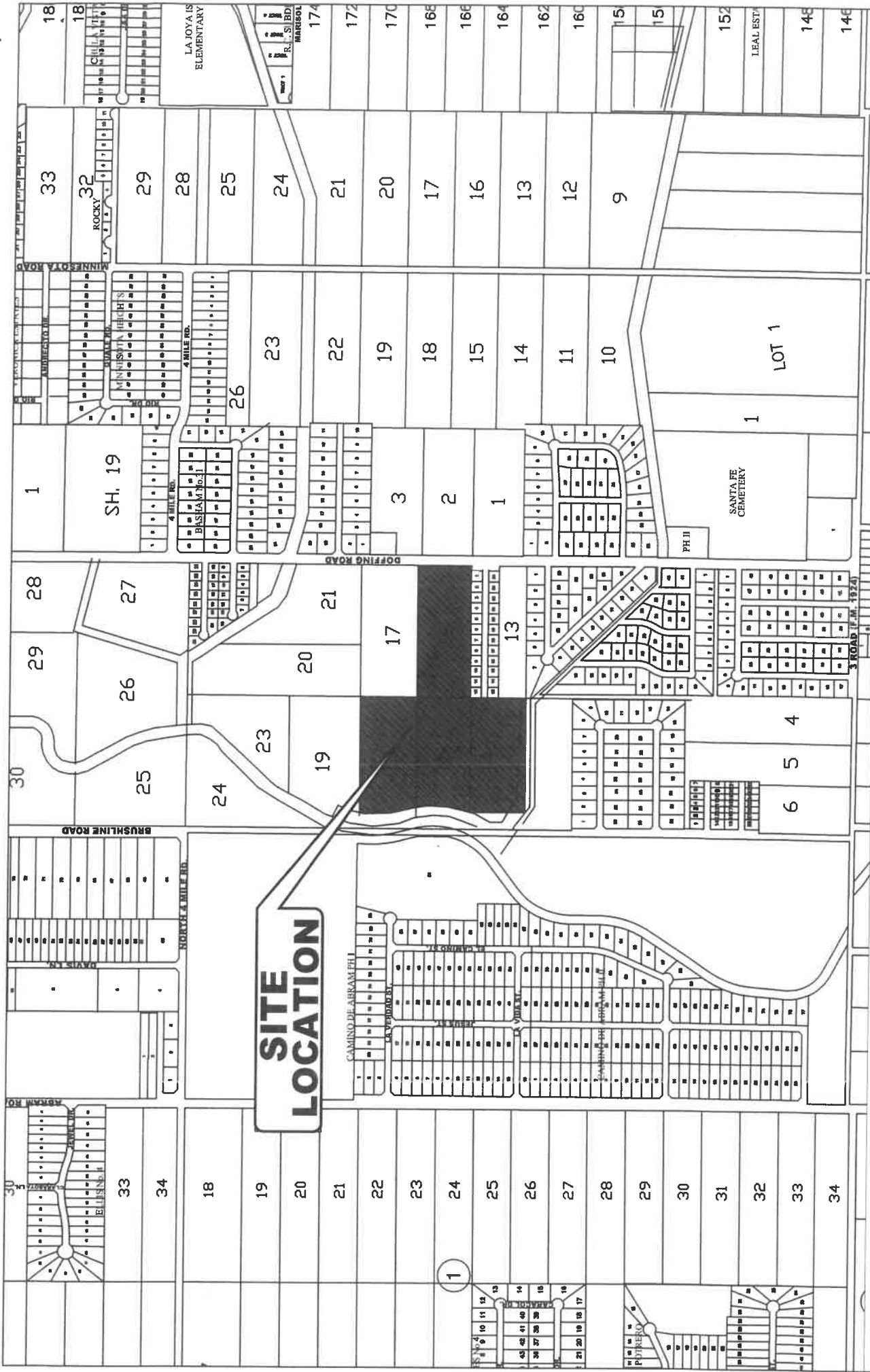
Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county’s typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission’s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

STREETS & STORM DRAINAGE

The proposed internal street is a 32’ back-to-back within a 50’ Right of Way. Access will be from Doffing Road. The proposed drainage system shall consist of 12 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 18” to 36” and will discharge into an existing Hidalgo County Drainage Irrigation District No. 1 Regional Detention Facility (RDF). 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.



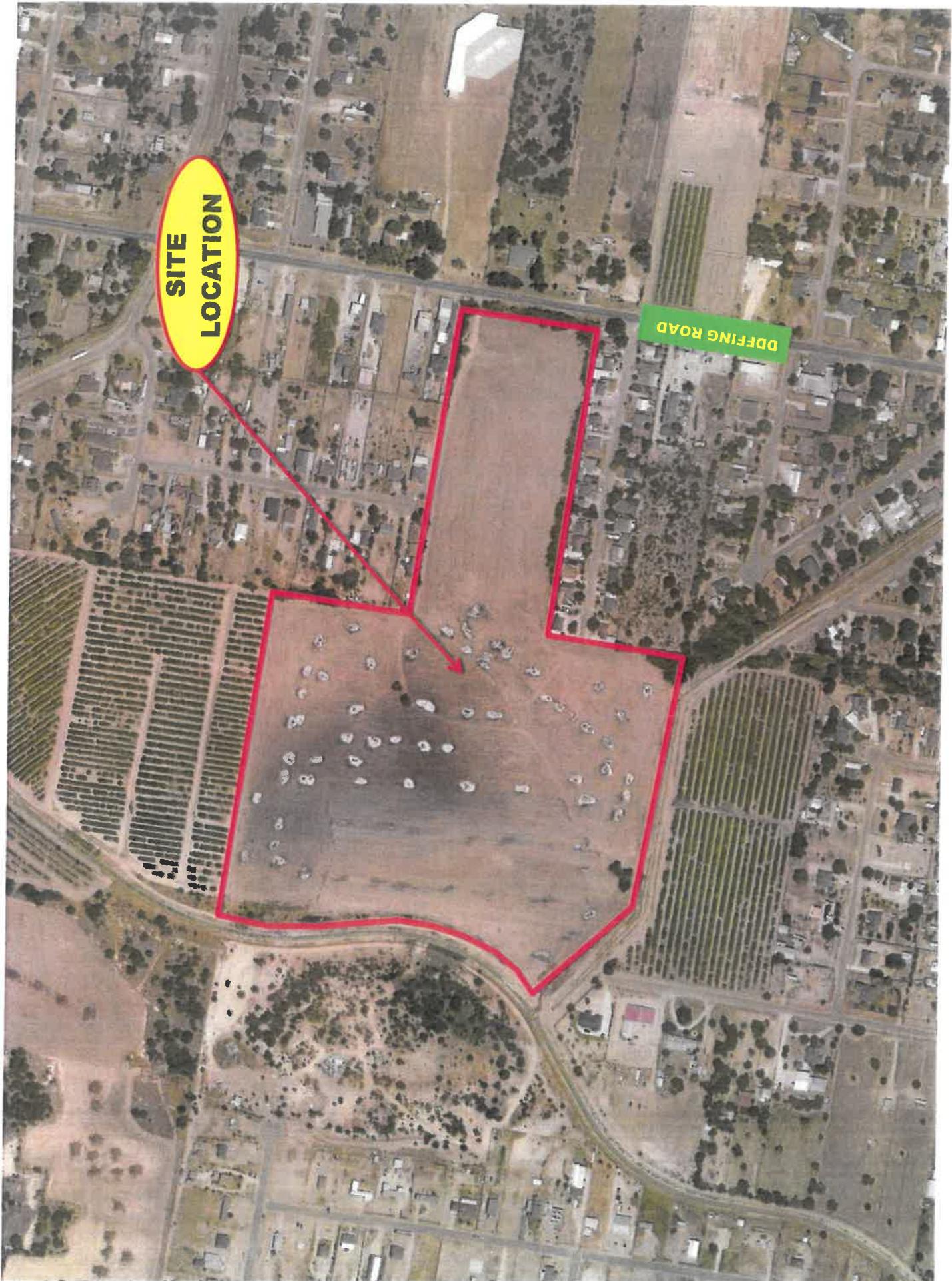
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572

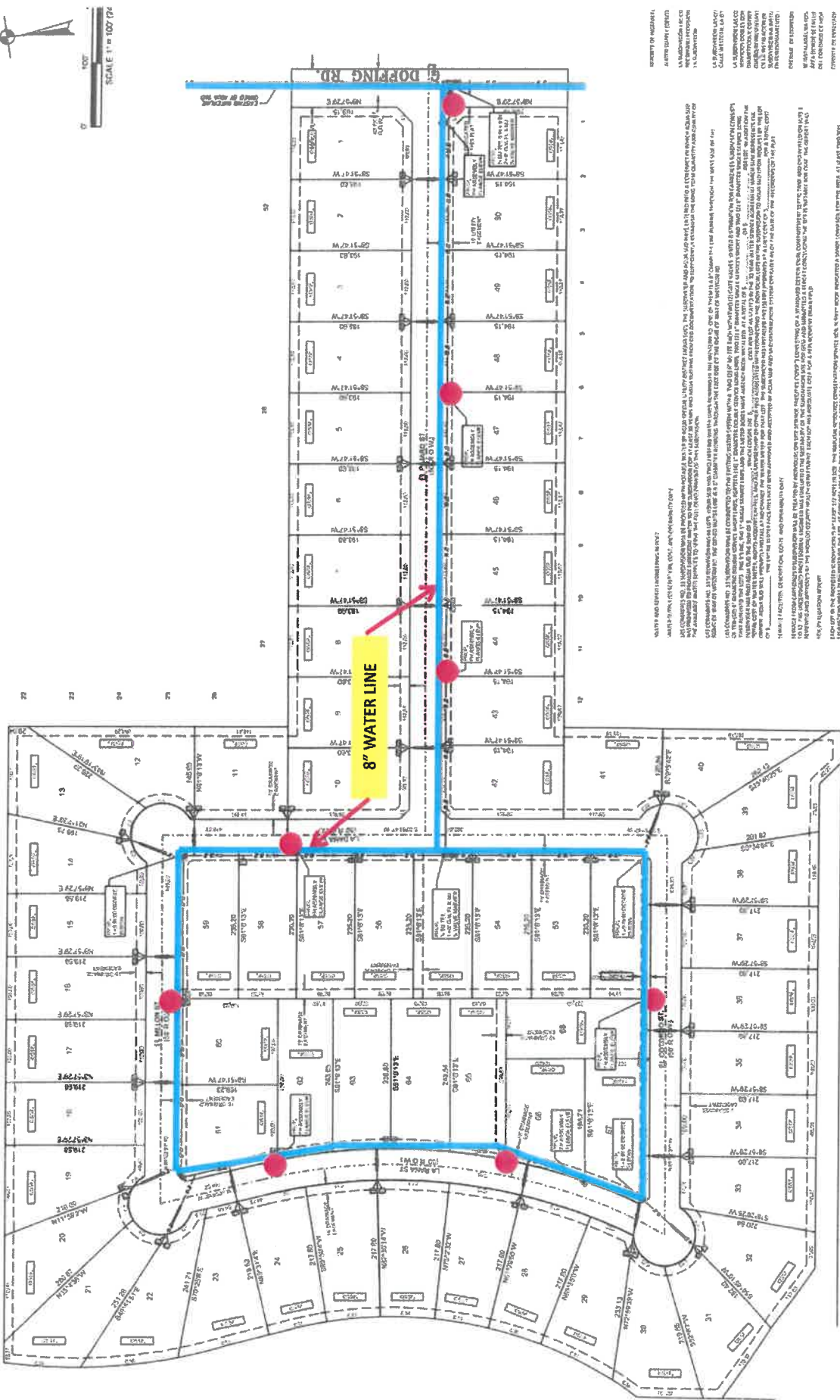
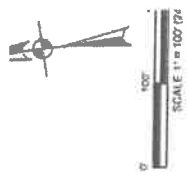
PH: (956) 580-5672
 FAX: (956) 580-5680

No.

**SITE
LOCATION**

DDFFING ROAD





THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.

PROPERTY OF HOUGHTON
 A DIVISION OF CH2M HILL
 10000 W. ALPINE DRIVE
 DENVER, CO 80231
 TEL: 303.751.1000
 FAX: 303.751.1001
 WWW.CH2MHILL.COM

THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A CONTRACT.

Las Comadres No. 11 Subdivision

DRAINAGE REPORT

DRAINAGE REPORT – Las Comadres No. 11 SUBDIVISION

PROJECT LOCATION

Las Comadres No. 11 Subdivision is a proposed 66 Lot Single Family Residential subdivision located within the city of Mission 3 ½ Mile extraterritorial jurisdiction (ETJ). The property is located on Doffing Road and approximately 3,000 feet north of 3 Mile Line

Being a 40.85 acre tract of land out of All of Lots 14,15 & 16, Nick Doffing Co. Subdivision No.1 , recorded in Volume 5, Page 54, Map Records, Hidalgo County, Texas.

FLOOD PLAIN

The property is in zone "C", Zone "C" are areas of minimal flooding; Community Panel No. 480334 0400 C, revised November 1982.

Also, in zone "X", Zone "X" are areas determined to be outside 500-year flood-plain; Community Panel No. 480334 0290 D, revised June 06, 2000.

SOIL CONDITONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 61.5% of Hidalgo fine sandy loam, with 0 to 1 percent slopes; 31.7% of Ramadero sandy clay loam, , and 6.8% Hidalgo fine sandy loam, ponded, 1 to 3 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. These soils are listed in Hydrologic Group B, C and 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 (0-0.44%). 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 27.56 cfs.


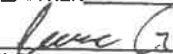
Las Comadres No. 11 Subdivision


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 F**. Pipe sizes range from 18"to 36", and will consist of a proposed outfall to a regional detention pond, that will be donated by the owner of Las Comadres No. 11 Subdivision to the Hidalgo County Drainage District #1 for drainage detention purposes.

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 **72.66 cfs** which will give us a net increase of **45.10 cfs**. For proposed Las Comadres 11 Subdivision only **103,179 cubic-feet**, or **2.36 acre-feet** of storm water runoff will be required to be detained. The total **2.36 acre-feet** will be detained on the regional detention pond located on the West side of Las Comadres No.11 Subdivision.(See Appendix D).

<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 checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	
H.C.D.D. NO. 1	DATE
	9-14-22


Victor Trevino, P.E.
South Texas
Infrastructure Group, LLC
08/30/2022



30. Approval to purchase Micro-Solve for Sanitary Sewer Lift Stations from a sole source vendor

Staff was recommending the purchase of Micro-Solve from Evergreen Southwest, a sole source vendor. Pursuant to Texas Local Government Code Section 252.022 General Exemptions (7) a procurement of items that were available from only one source, including: (A) items that were available from only one source because of patents, copyrights, secret processes, or natural monopolies and (D) captive replacement parts or components for equipment;

Chemicals would be used for Sanitary Sewer Lift Stations and Wastewater Plant Main Lift Station throughout the City. Attached was a sole source letter from the manufacturer, Bio-Tech Industries Inc., granting the rights for distribution by Evergreen Southwest to sell and market the products and an official quote for the acquisition for both chemicals. The product acts on grease by liquefying the solids into a condition that prevents the grease from building up on the walls, thus improving the overall efficiency of the waste flow. It's a non-water-soluble-based solution containing a proven combination of de-mulsifiers, corrosion, inhibitors, and organic compounds.

Councilman Flores asked to remove item 25 from the list and be discussed individually.

Councilwoman Ortega moved to approve all consent agenda items 15 thru 24 and 26 thru 30 as presented. Motion was seconded by Councilman Plata and approved unanimously 5-0.

Councilwoman Ortega moved to approve consent agenda item 25. Motion was seconded by Councilman Plata and approved unanimously 5-0.

APPROVALS AND AUTHORIZATIONS**31. Preliminary Plat Approval: Sendero Phase I Subdivision, Being a resubdivision of 51.376 acre tract of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Developer, Inc., Engineer: Melden & Hunt, Inc.**

On October 26, 2022, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Sendero Phase I Subdivision. The subject site was located approximately 397' west of S. Inspiration Road and along the south side of Mile One South Road. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff recommended approval subject to: 1) Payment of Capital Sewer Recovery Fees; 2) Provide Water District Exclusion; and 3) Comply with all other format findings.

City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat Approval: Sendero Phase I Subdivision, Being a resubdivision of 51.376 acre tract of land out of the south end of Porcion 52, PUD (R-1), Developer: Rhodes Developer, Inc., Engineer: Melden & Hunt, Inc. subject to staff's recommendations. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

32. Preliminary Plat Approval: Las Comadres #11 Subdivision, Being a 40.85 acre tract of land out of all of Lots 14, 15, 16, & 18, Nick Doffing Co. Subdivision, Suburban ETJ, Developer: Carlos Leal, Engineer: South Texas infrastructure Group

On October 26, 2022, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Las Comadres #11 Subdivision. The subject site was located on Doffing Road and approximately 3,000 feet north of 3 Mile Line (Mission Suburban

ETJ). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

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

City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Preliminary Plat Approval: Las Comadres #11 Subdivision, Being a 40.85 acre tract of land out of all of Lots 14, 15, 16, & 18, Nick Doffing Co. Subdivision, Suburban ETJ, Developer: Carlos Leal, Engineer: South Texas Infrastructure Group, subject to staff's recommendations. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

33. Final Plat Approval: Trospen Fair Heights Subdivision, Being a 5.0 Gross acre tract of land, more or less, out of Lot 29-4, West Addition to Sharyland Subdivision, R-1, Developer: Heydis Sanchez & Efrailan Marin, Engineer: Salinas Engineering & Assoc.

On March 22, 2021 the City Council held a Public Hearing to consider the Preliminary Plat approval for Trospen Heights Subdivision. The proposed subdivision was located approximately 355' North of Mile 2 North Road along the West side of Trospen Road. The P&Z Board unanimously recommended approval.

Staff recommended approval subject to: 1) Payment of Capital Sewer Recovery Fee's; 2) Provide Water District Exclusion; and 3) Comply with all other format findings.

City Manager recommended approval.

Mayor Pro Tem Plata moved to approve Final Plat Approval: Trospen Fair Heights Subdivision, Being a 5.0 Gross acre tract of land, more or less, out of Lot 29-4, West Addition to Sharyland Subdivision, R-1, Developer: Heydis Sanchez & Efrailan Marin, Engineer: Salinas Engineering & Assoc., subject to staff's recommendations. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

34. Final Plat Approval: Maluz Subdivision, Being all of Lot 33 and 34, Block 14, Texan Gardens Subdivision, Suburban ETJ, Developer: Julio Cerda, Engineer: South Texas Infrastructure Group

On January 10, 2022, the City Council held a Public Hearing to consider the Preliminary Plat Approval for Maluz Subdivision. The subject site was located on the Northwest corner of W. Mile 6 Road and Texan Road (Mission Suburban ETJ). There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff recommended approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.

City Manager recommended approval.

Mayor Pro Tem Plata moved to approve the Final Plat Approval: Maluz Subdivision, Being all of Lot 33 and 34, Block 14, Texan Gardens Subdivision, Suburban ETJ, Developer: Julio Cerda, Engineer: South Texas Infrastructure Group, subject to staff's recommendations. Motion was seconded by Councilwoman Ortega and approved unanimously 5-0.

35. Authorization to purchase bunker gear with gear accessories from NAFECO, Inc. via Buy Board Contract 603-20 – Sanchez