

ITEM # 3.2

PRELIMINARY & FINAL PLAT APPROVAL SUBJECT TO CONDITIONS:

Las Misiones de San Jorge Subdivision Phase I
Being a 23.48 acre tract of land, more or less,
out of and forming a part of Lots 9-6,
West Addition to Sharyland
R-3
Developer: Cabe Investment, LP
Engineer: MAS Engineering, LLC

REVIEW DATA

PLAT DATA

This subdivision is located along the south side of Military Parkway, approximately 400 feet west of F.M. 1016 (Conway Ave.). — **see vicinity map**. The developer is proposing (58) Fifty-Eight Multi-family Residential lots. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect from an existing 12" water line located along the south side of Military Pkwy and looped with a proposed 8" water line to service each lot. They are proposing 5 fire hydrants as 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 15" sanitary sewer system located on the west side of Conway Ave. The Capital Sewer Recovery Fee will be calculated per Duplex - 2 x 175 gpd (\$330.00) and Fourplex - 4 x 175 gpd (\$670.00) / Lot.

STREETS & STORM DRAINAGE

The proposed internal streets will be 32' Back-to-Back within 50' Right of Ways. Access will be from Military Pkwy. Utilizing the 50-year frequency event, the surface storm water runoff of the proposed development site will be intercepted by proposed Type "A" inlets installed along the proposed streets at appropriate locations. Said inlets will outfall into proposed detention areas on the northwest corner of the site which will be serviced by a 36" RCP ultimately discharging into an existing curb inlet on Conway Ave. with a proposed 8" PVC "Bleeder" drain line complying with TxDot criteria. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

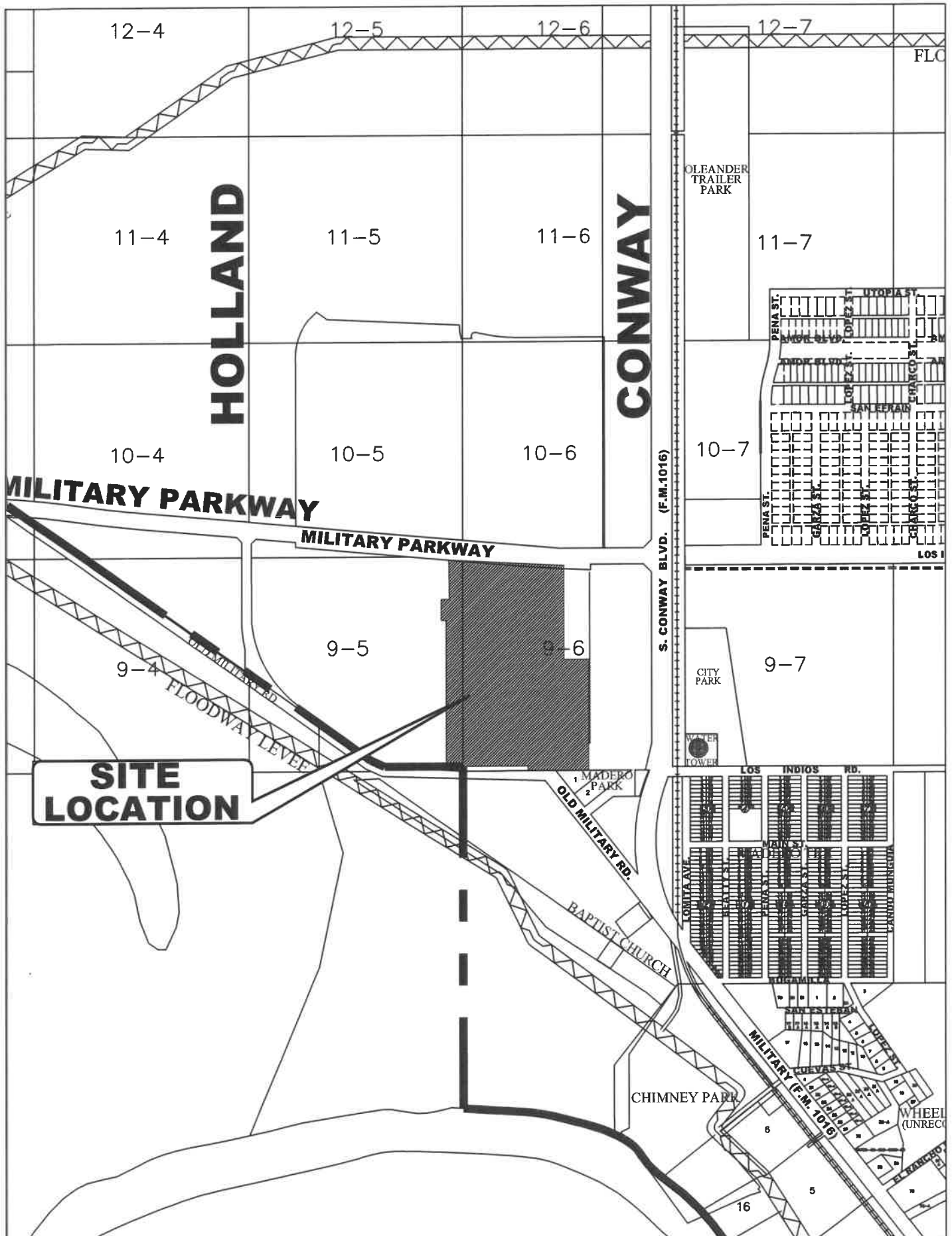
Water District Exclusion
Conveyance or Payment of Water Rights
Payment of Park fees (\$500.00 per dwelling unit)
Installation of Street Lighting as per City Standards
Must Comply with all other format findings.

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees

2. Payment of Park Fees
3. Water District Exclusion
4. Conveyance or Payment of Water Rights, and
5. Approval of the infrastructure from the different city departments as per approved construction plans



CITY OF MISSION HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

**SITE
LOCATION**

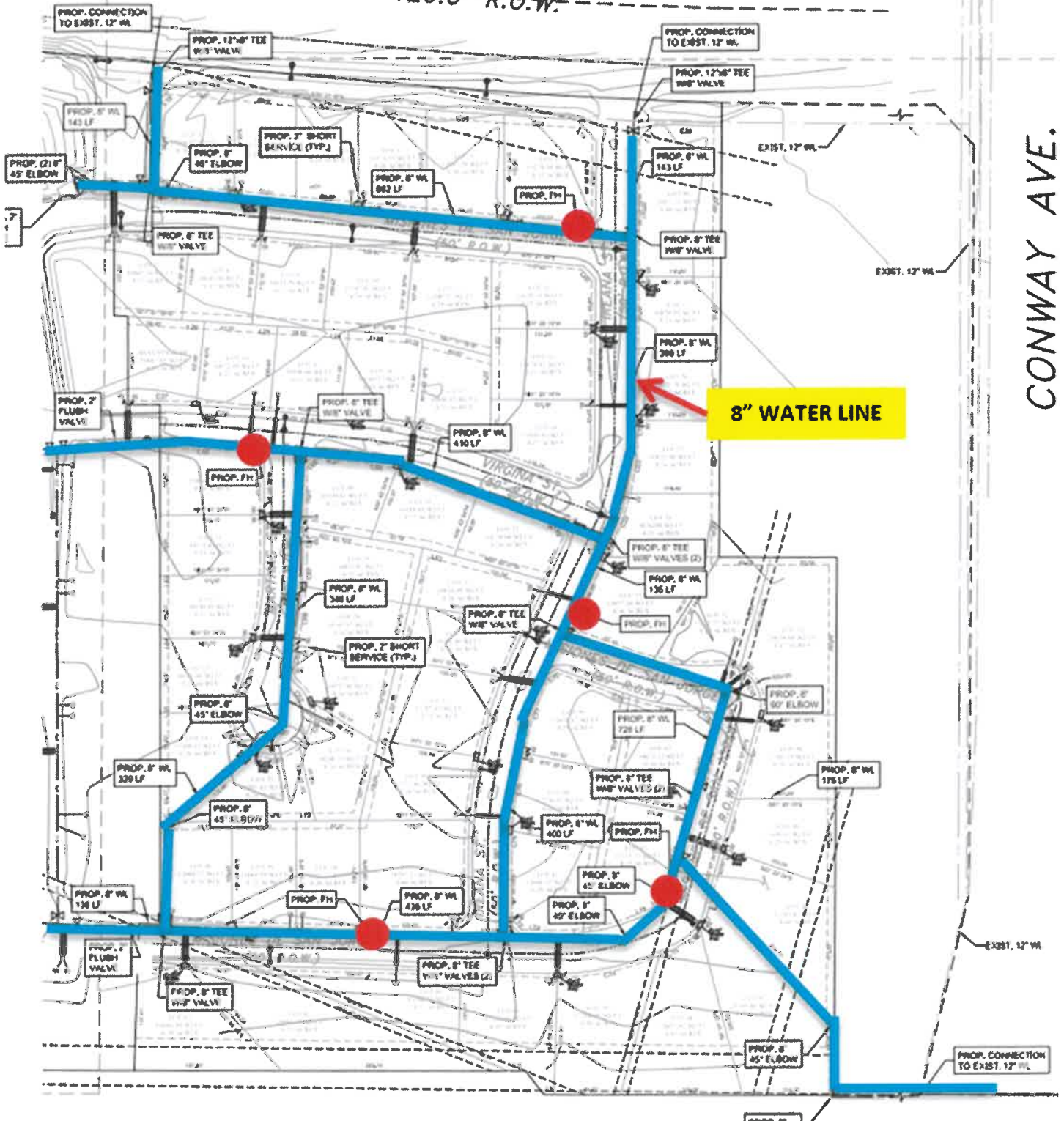
W. MILITARY PKWY.

S. CONWAY AVE. (F.M. 1016)



MILITARY PARKWAY

120'-0" R.O.W.



CONWAY AVE.

MILITARY PARKWAY 120.0' R.O.W.

8" SEWER LINE

PROP. DROP SS MH
TOP: 112.31
FL: 95.48 E
FL: 95.88 S

PROP. 12" SDR-26 PVC
OFF-SITE SSL
270 LF @ 0.20%

PROP. 12" SDR-26
OFF-SITE SSL
271 LF @ 0.20%

PROP. SS MH
TOP: 112.00
FL: 94.94

PROP. DROP SS MH
TOP: 112.06
FL: 100.32 N-W
FL: 100.87 S

PROP. SS MH
TOP: 111.82
FL: 102.25

PROP. 8" SDR-26 PVC
SSL 525 LF @ 0.33%

PROP. DROP SS MH
TOP: 112.45
FL: 103.40 W-E
FL: 106.19 S

PROP. 8" SDR-26 PVC
SSL 326 LF @ 0.33%

PROP. 8" SDR-26 PVC
SSL 440 LF @ 0.33%

PROP. DROP SS MH
TOP: 112.06
FL: 101.93 N-W
FL: 103.59 S

PROP. 8" SDR-26 PVC
SSL 393 LF @ 0.33%

PROP. 8" SDR-26 PVC
SSL 223 LF @ 0.33%

PROP. DROP SS MH
TOP: 112.79
FL: 104.33 N-S
FL: 106.82 E

PROP. 8" SDR-26 PVC
SSL 220 LF @ 0.33%

PROP. SS MH
TOP: 112.83
FL: 107.50

PROP. CLEAN OUT
FL: 107.87

PROP. SS MH
TOP: 113.06
FL: 107.55

PROP. 8" SDR-26 PVC
SSL 62 LF @ 0.33%

PROP. 8" SDR-26 PVC
SSL 404 LF @ 0.33%

PROP. SS MH
TOP: 113.13
FL: 107.88

PROP. 8" SDR-26 PVC
SSL 324 LF @ 0.33%

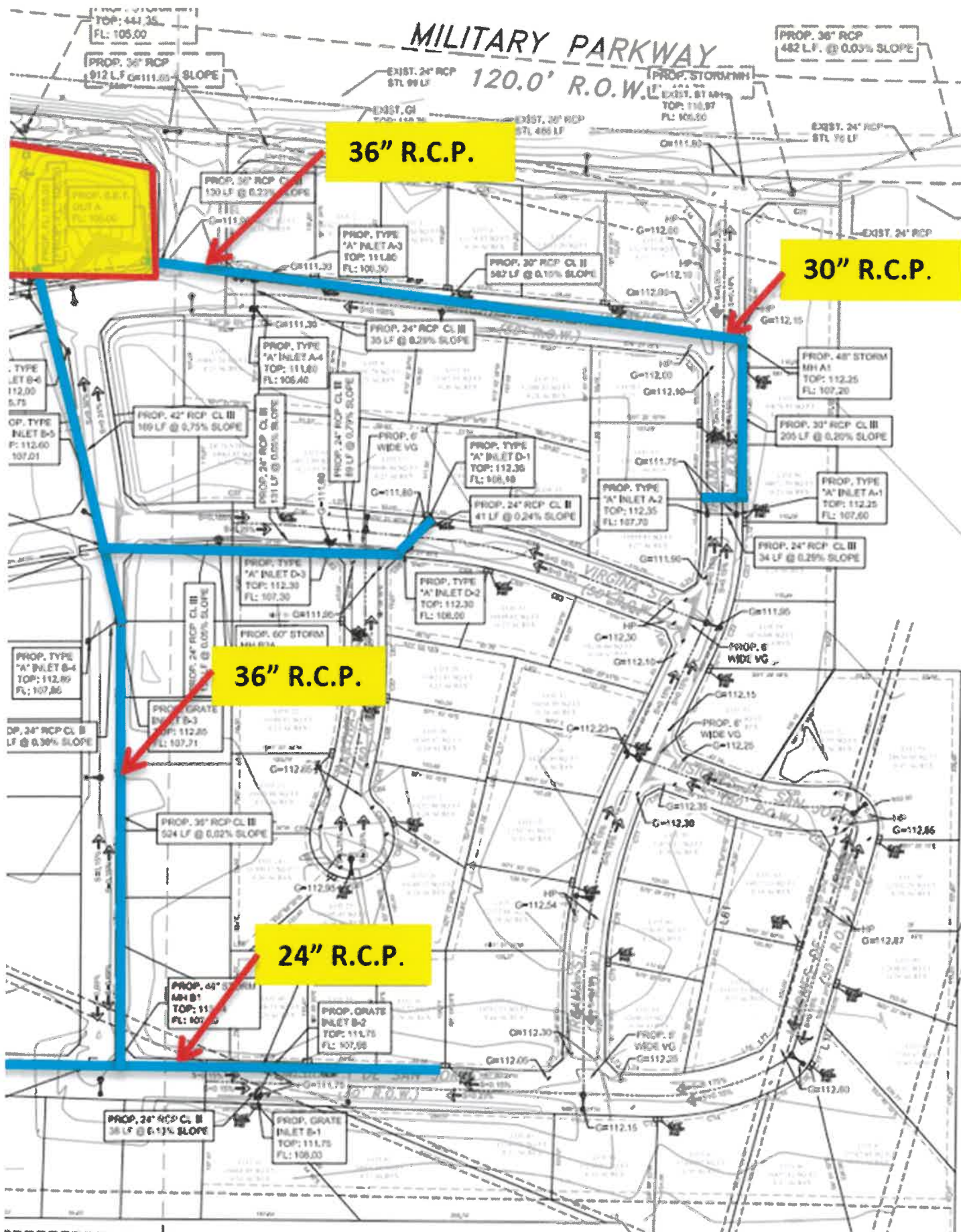
PROP. SS MH
TOP: 113.10
FL: 106.60

PROP. SS MH
TOP: 112.55
FL: 107.15

PROP. 8" SDR-26 PVC
SSL 440 LF @ 0.33%

PROP. SS MH
TOP: 112.92
FL: 106.65 W-E-N

PROP. 8" SDR-26 PVC
SSL 274 LF @ 0.33%



**DRAINAGE REPORT
FOR
Las Misiones De San Jorge Phase I Subdivision
Mission, Texas**

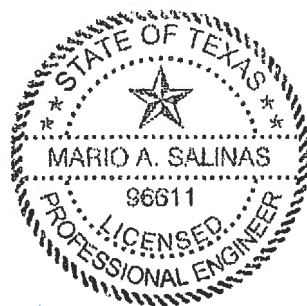
Being 23.48-acre tract of land, more or less, out of and forming a part of lot 9-6, west addition to Sharyland Hidalgo County, Texas, as per the map or plat thereof recorded in volume 01, page 56, map records of Hidalgo County, Texas.
6,8,18,5,34

Las Misiones De San Jorge will consist of 2 phases. Phase 1 will construct 65 multifamily lots subdivision (23.48 acres), Phase 2 will consist of 60 multifamily lots (25.26 acres) The property is located on northwest corner of Washington Ave and Bob Youker St. inside City Limits of Mission, Texas.

The tract lies in "Zone A". Zone A is defined as an areas of 100-yr flood; base flood elevations and flood hazard factors not determined. A FEMA process will be signed off by the city of mission since this property lies in the City limits of Mission. The proposed BFE to be submitted to the City of Mission is to be 113.00 feet NGVD 29.

The soil according to the soil survey of hidalgo county indicates that this property lies in "Area 55" (Reynosa Silty Clay loam, 0 to 1 Percent Slopes, Hydrologic Group "B") and "Area 64" (Runn silty Clay, surface runoff "medium" and Hydrologic group "C") of the soil survey of Hidalgo County.

Existing drainage for the area consists of the following system: presently, the project was approved by City of Mission and HCDD1 but then the owner changed engineers at the construction portion of the project. The portion that is going to be subdivided will be Phase I which is around 23.48 acres. In which once the subdivision is recorded, they can get the funds to finish the second portion of the subdivisions which the remaining 25.26 acres of the whole 48.72 acres. Phase I currently has streets and curbs built already and these improvements flow into the existing detention pond located on the northwest portion of the tract. Existing runoff is $Q_{10} = 29.64$ cubic feet per second based on a 10-year frequency storm.



1-31-25

There are 65 multifamily lots proposed in this subdivision Phase I (in 23.48 acres). There are 60 multifamily lots proposed in phase 2 (in 25.26 acres) for a total of 125 multifamily lots to be constructed in the master plan of Las Misiones de San Jorge (48.72 acres total). The drainage detention is only an estimate determined by the project engineer; an actual detention may vary based on an actual use of the lots. After development, the runoff will be increased $Q_{diff} = 74.94$ cubic feet per second and $Q_{50} = 104.58$ cubic feet per second. In accordance with our calculations and following the City of Mission drainage policy and the Hidalgo County Drainage District No. 1 a total of 390,191 cubic-feet or 8.96 ac-ft will be needed for completion of Phase I and Phase II. Phase I will have to detain 188,047 cubic-feet or 4.32 ac-ft. Phase 2 will have to detain 4.64 cubic-feet or 202,303 acre-ft. In Phase 1 the entire portion of the detention will be built, meaning that phase 2 will not need to build an extra detention pond unless the proposed of multifamily lots gets modified into a different zoning. Phase 1 will build and detain the whole amount of the mention detention for this master plan. The detention pond will be located on the northwest portion of the tract of land via an easement along Military Rd. The outfall will go into a drain inlet owned by txdot. The connection to txdot will have to be a 8" PVC as per txdot specification which then outfalls into the mission inlet owned by HCDD1. The finish floor for each building will be set above the 100-year frequency storm event.

Sincerely,

Mario A. Salinas
Mario A. Salinas, P.E.

MAS ENGINEERING, L.L.C., CONSULTING ENGINEERING FIRM No. F-15499
3911 North 10th Street, Suite H, McAllen, Texas, 78501 Ph. (956)537-1311



- ☐ REJECTED
- ☒ APPROVED FOR SUBMITTAL
 - ☐ TO H.C. PLANNING DEPT.
 - ☒ TO CITY
- ☒ DISCHARGE PERMIT REQUIRED
 - ☐ DISTRICT FACILITY
 - ☐ CITY FACILITY
 - ☒ OTHER txdot

H.C.D.D. NO. 1



DATE

2-5-24