

ITEM # 2.0

PRELIMINARY & FINAL PLAT APPROVAL:

Conway Village Subdivision
Being 19.118-acre tract of land out of Lot 36-6,
West Addition to Sharyland Subdivision
Suburban E.T.J.
Developer: Rimaga, LLC
Engineer: Lopez Engineering Designs, 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 (36) thirty-six lot duplex/fourplex 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 \$26,797.50.

\$24,120.00 + \$2,677.50 (\$670.00 x 36 lots + \$750.00 x 3.57 ac.).

STREETS & STORM DRAINAGE

All internal streets are 32’ Back-to-Back within a 50’ Right of Way. There will be 2 access points both from W. St. Francis Ave.

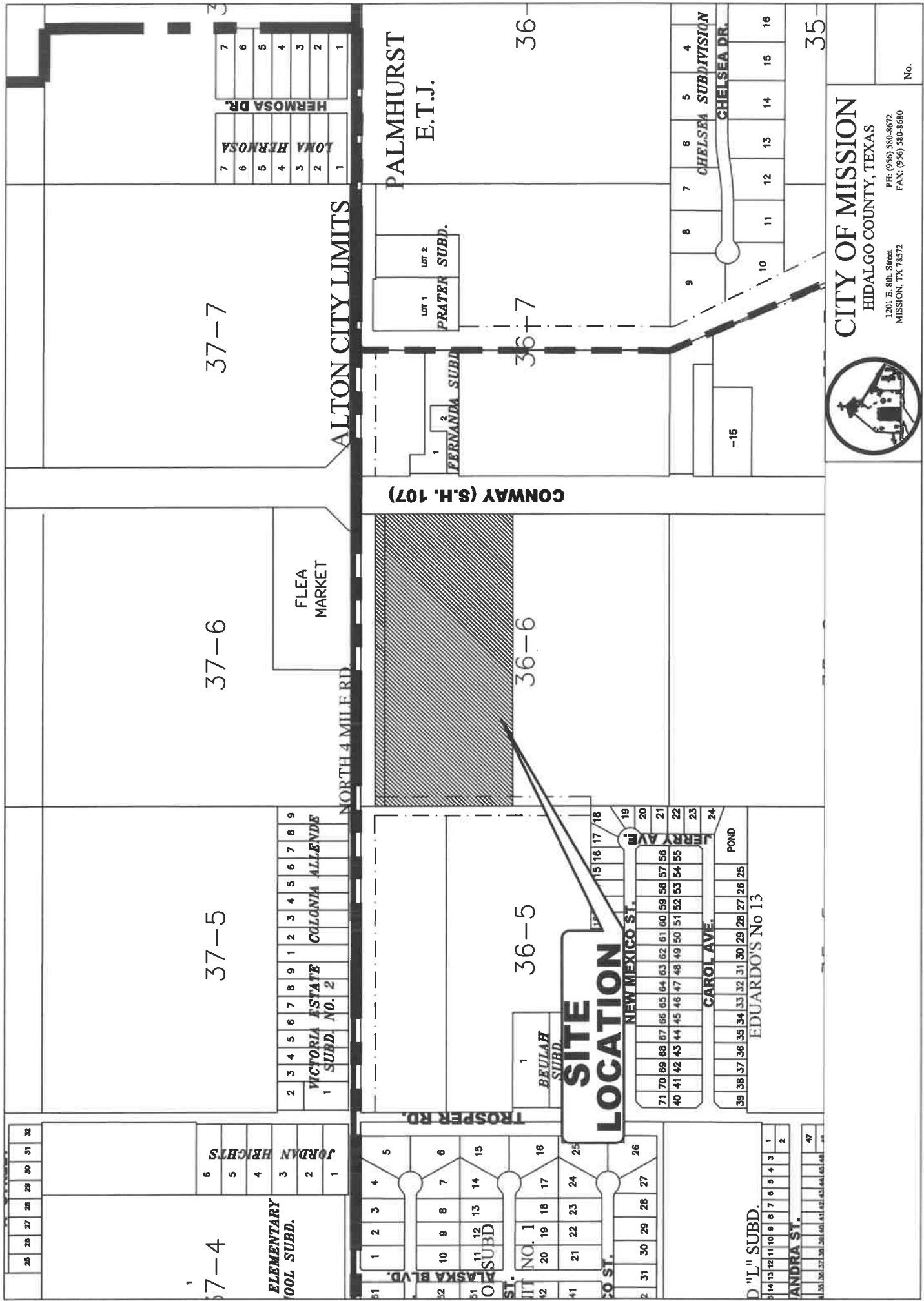
After development, the detention required will be 3.46 ac ft. which is based on a 50-yr storm event. The onsite detention channel will discharge into the ROW of N. Conway Ave. (S.H. 107). This ditch is owned by H.C.D.D. #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Installation of Street Lighting as per City Standards
- Payment of Park fees
- Must comply with all other Format Findings

RECOMMENDATION

This project was previously approved by P&Z on April 2024. Since then the owner changed engineering firm and initiated a new application. Staff has no objection therefore recommends approval subject to payment of Capital Sewer Recovery fee, payment of Park Fee, meeting City’s Model Subdivision Rules, and compliance with County Planning Department requirements.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

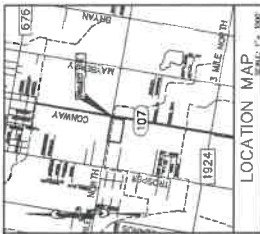
No.



**SITE
LOCATION**

W. ST. FRANCIS AVE. (AKA W. MILE 4 RD.)

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



PREPARED BY:
 LOPEZ ENGINEERING DESIGNS
 DAYTON, TEXAS
 TBPE Firm, Licensed No. F-26575
 DATE SURVEYED: 09/27/23

CONWAY VILLAGE
 SUBDIVISION
 BEING A 19.119 ACRE TRACT OF LAND
 OUT OF LOT 39-49, WEST ADDITION TO
 SHARPLAND SUBDIVISION, AS PER MAP
 RECORDED IN VOLUME 1, PAGE 56, MAP
 RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL SUBDIVISION PLAT NOTES

1. THIS IS A SUBDIVISION PLAT FOR THE PURPOSES OF THE SUBDIVISION ACT, CHAPTER 252, SUBCHAPTER A, SECTION 252.001, TEXAS STATUTES ANNOTATED, AND THE SUBDIVISION ACT, CHAPTER 252, SUBCHAPTER A, SECTION 252.002, TEXAS STATUTES ANNOTATED.
2. THIS PLAT IS A PART OF THE SHARPLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.
3. THE TOTAL AREA OF THIS TRACT IS 19.119 ACRES, AS SHOWN ON THE SURVEY.
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NOTES AND REMARKS

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APPROVED BY:
 SHARPLAND WATER SUPPLY CORPORATION

 GENERAL MANAGER

APPROVED BY:
 CITY OF HIDALGO

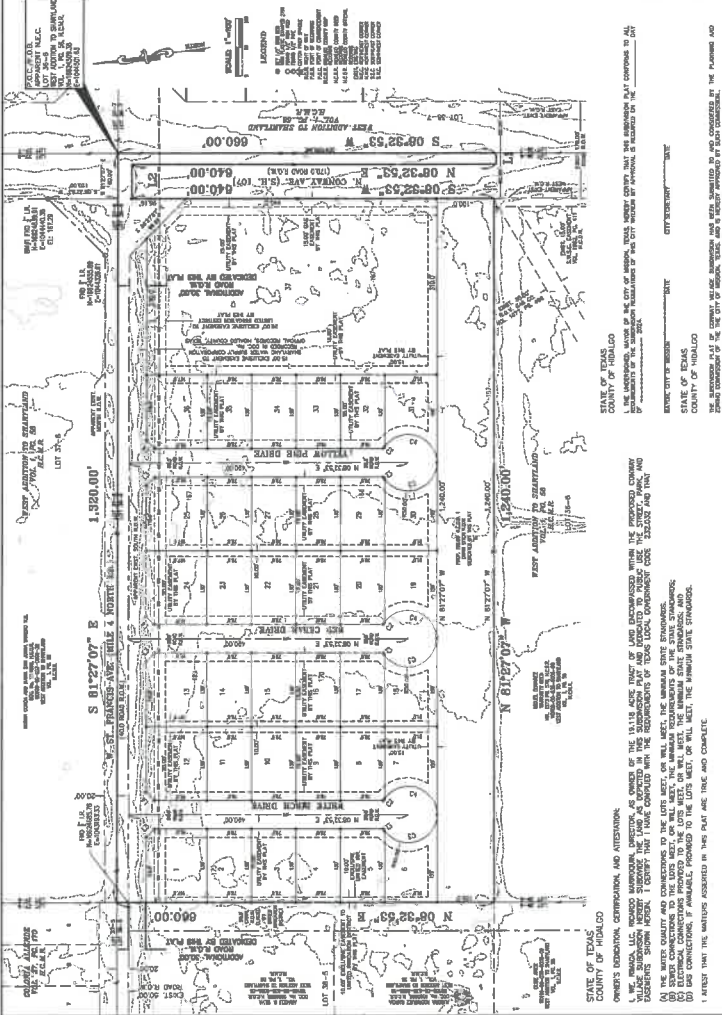
 CITY CLERK

APPROVED BY:
 STATE OF TEXAS

 COUNTY CLERK

APPROVED BY:
 COUNTY OF HIDALGO

 COUNTY CLERK



Page #	Area (Ac)	Lot #
1	1.0000	1
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3	1.0000	3
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6	1.0000	6
7	1.0000	7
8	1.0000	8
9	1.0000	9
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14	1.0000	14
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LOPEZ ENGINEERING DESIGNS, LLC
 8421 GARCIA AVE
 MONTE ALTO, TEXAS 78538
 (956) 342-0475
 TBPE FIRM LICENSED NO. F-26575

LOPEZ ENGINEERING DESIGNS

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CURVE DATA TABLE

LINE	STATION	BEARING	CURVE	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	1+00.00	N 81° 27' 07" E	100.00	100.00	100.00	100.00	100.00	100.00
2	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
3	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
4	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
5	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
6	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
7	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
8	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
9	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
10	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
11	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
12	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
13	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
14	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
15	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
16	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
17	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
18	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
19	1+00.00	N 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00
20	1+00.00	S 08° 32' 53" W	100.00	100.00	100.00	100.00	100.00	100.00

APPROVED BY:
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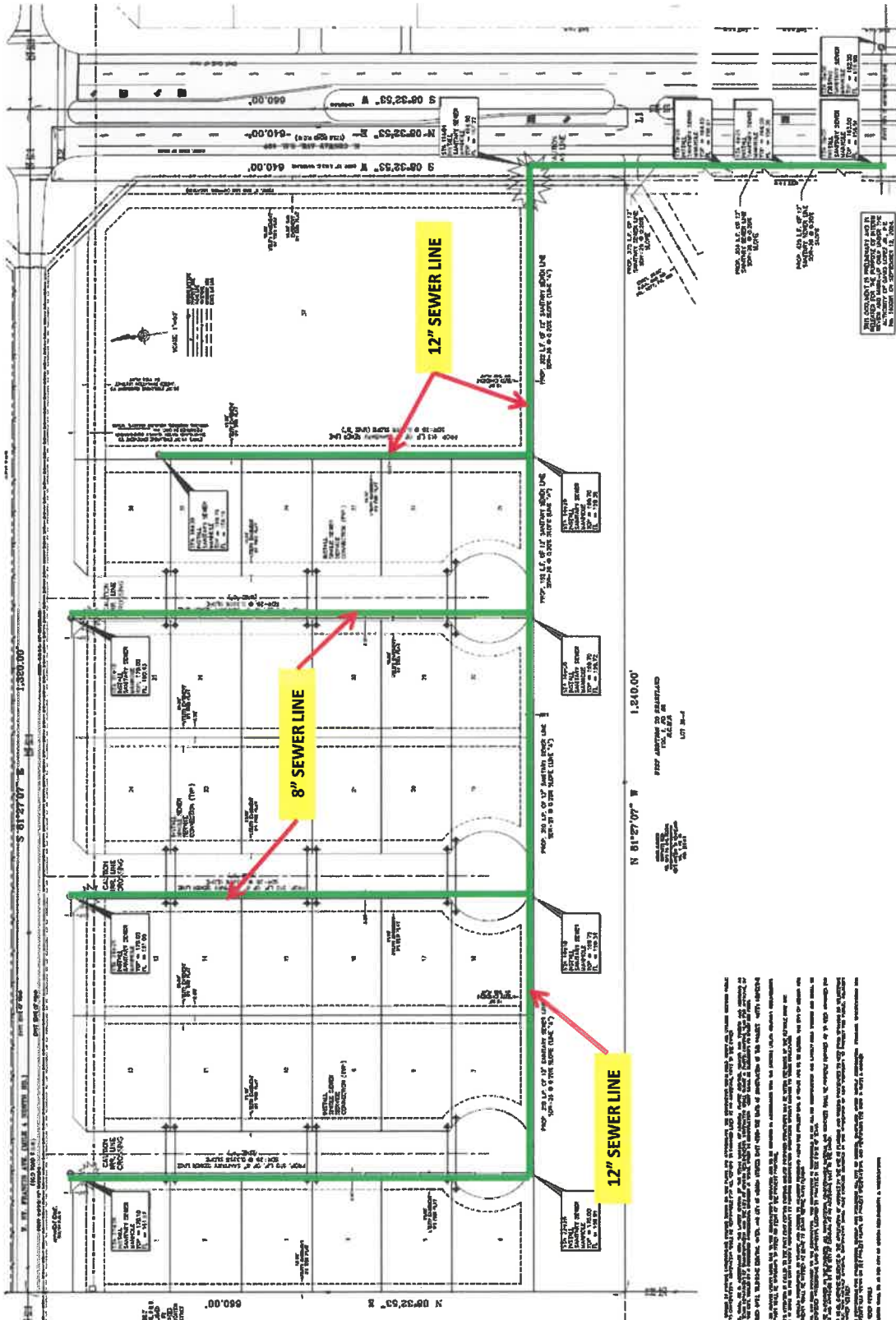
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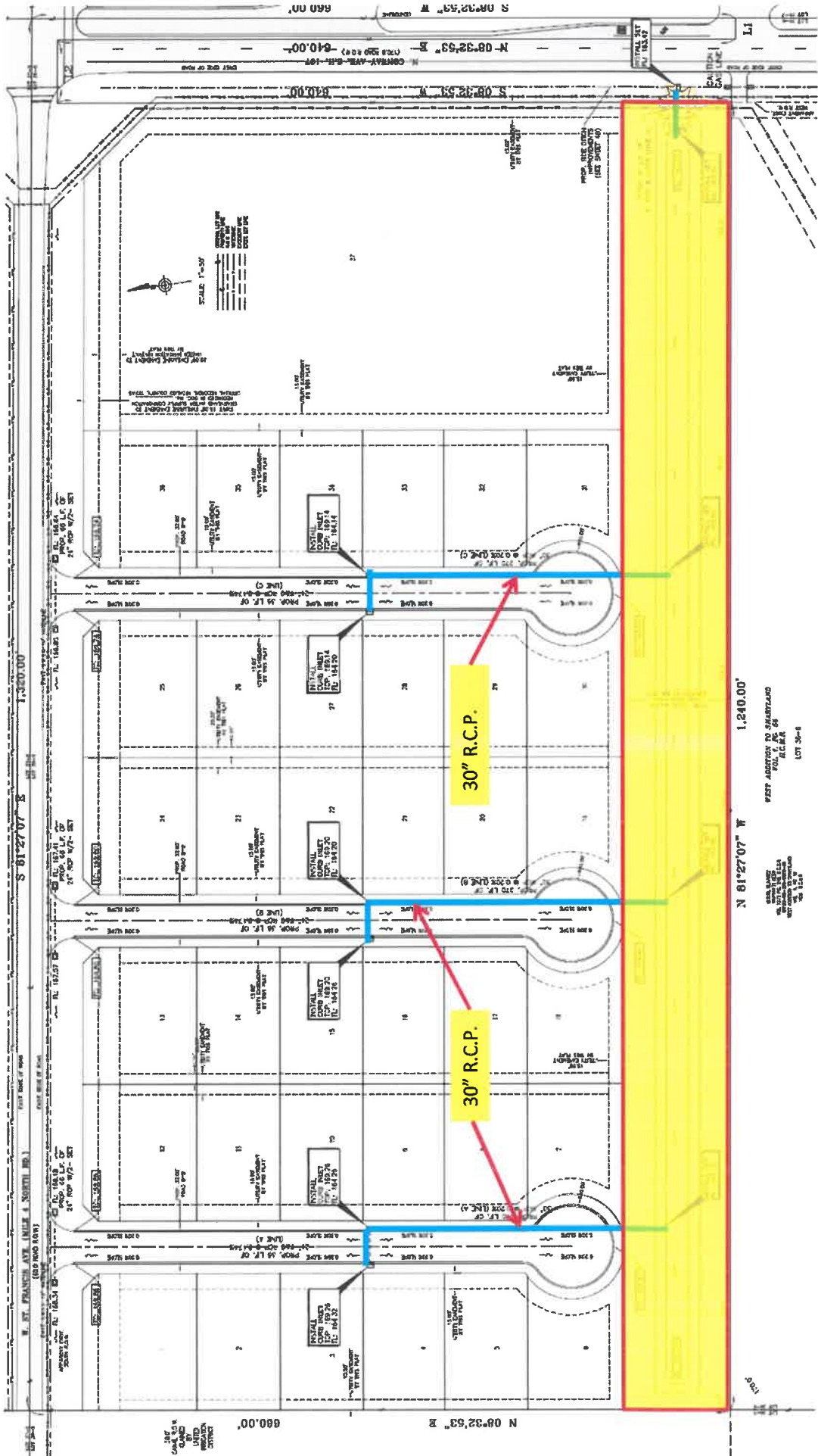
THIS DOCUMENT IS PREPARED BY THE ENGINEER FOR THE PROPERTY OF THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DATE: 11/15/18

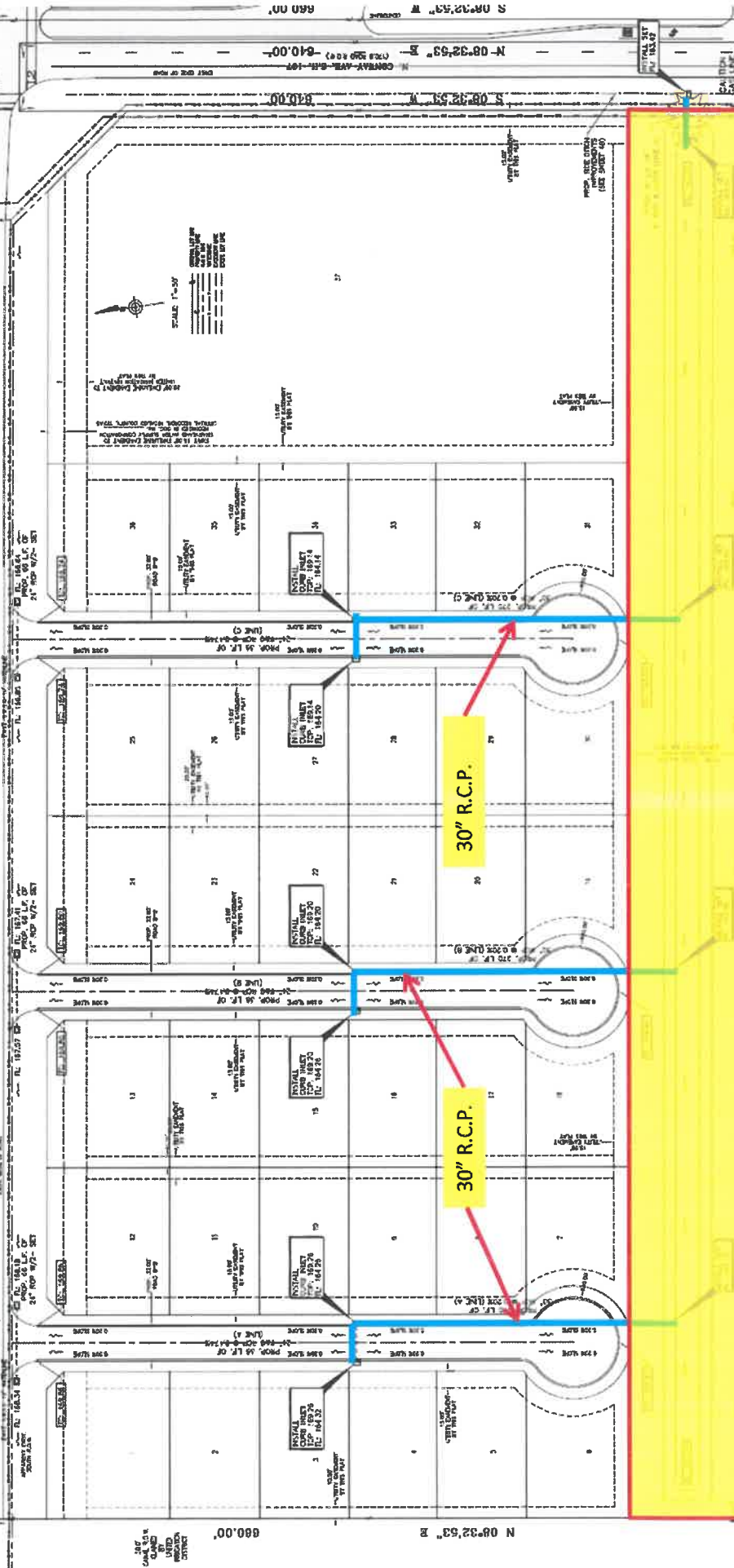
PROJECT: SUNSHINE SUBDIVISION

ENGINEER: [Name]

SCALE: 1" = 40'



840.00' N 08°32'53" W
 840.00' S 08°32'53" W
 1,240.00' S 81°27'07" E
 1,240.00' N 81°27'07" W



840.00' N 08°32'53" W
 840.00' S 08°32'53" W
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EAST ADDITION TO SHANTZLAND
 FOLIO 144.20
 B.L.C. 144.20
 LOT 30-4

EAST ADDITION TO SHANTZLAND
 FOLIO 144.20
 B.L.C. 144.20
 LOT 30-4

30" R.C.P.
 30" R.C.P.

30" R.C.P.

30" R.C.P.

SCALE: 1"=20'
 NORTH
 DATE: 11/11/14

840.00' N 08°32'53" W
 840.00' S 08°32'53" W

1,240.00' S 81°27'07" E
 1,240.00' N 81°27'07" W

**DRAINAGE REPORT
FOR
CONWAY VILLAGE SUBDIVISION
CITY OF MISSION**

PROJECT LOCATION

The proposed Conway Village Subdivision is a 19.118-acre tract of land out of Lot 36-6, West Addition to Sharyland Subdivision, as per map recorded in Volume 1, Page 56 Map Records of Hidalgo County, Texas. It is physically located at the Southwest corner of West Saint Francis Avenue and North Conway Avenue (FM 107) in the Mission, Texas.

FLOOD PLAIN

This tract of land is located within Zone "C" according to FIRM Flood Insurance Rate Map Community Panel 480334 0400 C, dated November 16, 1982. Zone "C" are areas of minimal flooding (No Shading).

SOIL CONDITIONS


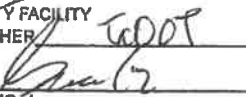
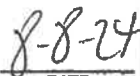
According to the soil survey report for Hidalgo County by the U.S.D.A. Soil Conservation Service, there is (3) Brennan fine sandy loam, (25) Hidalgo fine sandy loam, and (28) Hidalgo Sandy Clay. The (3) Brennan fine sandy loam, (25) Hidalgo fine sandy loam, and (28) Hidalgo Sandy Clay Loam soils are within Hydrological Group B. Soil (28) are made up of Fine Sandy Loam (SC-SM), Sandy Clay Loam (SC) and Clay Loam (CL). These soils have a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture or fine texture. These soils have a slow rate of transmission. Plasticity Index has a range of 1-8 for the Fine Sandy Soil and 11-22 for the Sandy Clay Loam. Natural slopes are of 0 to 1 percent.

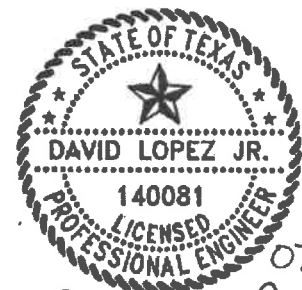
EXISTING CONDITIONS

Existing on the proposed site is open grassland with brush. The site has a very slight slope from west to southeast. The existing R.O.W. North Conway Avenue (FM 107) has an existing ditch that flows south towards 3 Mile Road. The existing runoff for the proposed subdivision is $Q=10.74 \text{ ft}^3/\text{sec}$ based on a 10-year storm.

PROPOSED CONDITIONS

The entire subdivision being 19.118 acres with Lot 1-36 being 15.5 acres being multi-family and Lot 37 being 3.62 acres being commercial. After development, the runoff will increase to $Q=68.76 \text{ ft}^3/\text{sec}$ as calculation show, the detention required will be 150,839 ft^3 or 3.46 Ac-Ft. These calculations were based on a 50-year storm event. Detention required for Lot 1-36 is 122,281 ft^3 and Lot 37 is 28,558 ft^3 with onsite detention channel that will discharge into the the R.O.W. of North Conway Avenue (FM 107). This ditch is owned by H.C.D.D. #1. Cross sections and earthwork quantities of the proposed construction of the ditch channel widening are attached.

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



 07/12/24