

ITEM # 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

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

REVIEW DATA

PLAT DATA

The proposed subdivision is located on the Northwest corner of W. Mile 6 Road and Texan Road (Mission Suburban ETJ) – see vicinity map. The developer is proposing (25) Twenty-Five Single Family Residentials 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 North side of W. Mile 6 Road with a proposed 8" water line to provide water service to each lot. There are 4 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

Access will be available from W. Mile 6 Road and/or Texan Road. The existing terrain has a slight grade towards the Northeast of the property. Runoff will be mitigated to the proposed 50-year storm water runoff. Approximately a total of 35,860 cft or 0.823 acre-ft will need to be detained in the green areas of the proposed lots and by re-grading and excavating the existing roadside ditch along the frontage of W. 6 Mile Road. The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

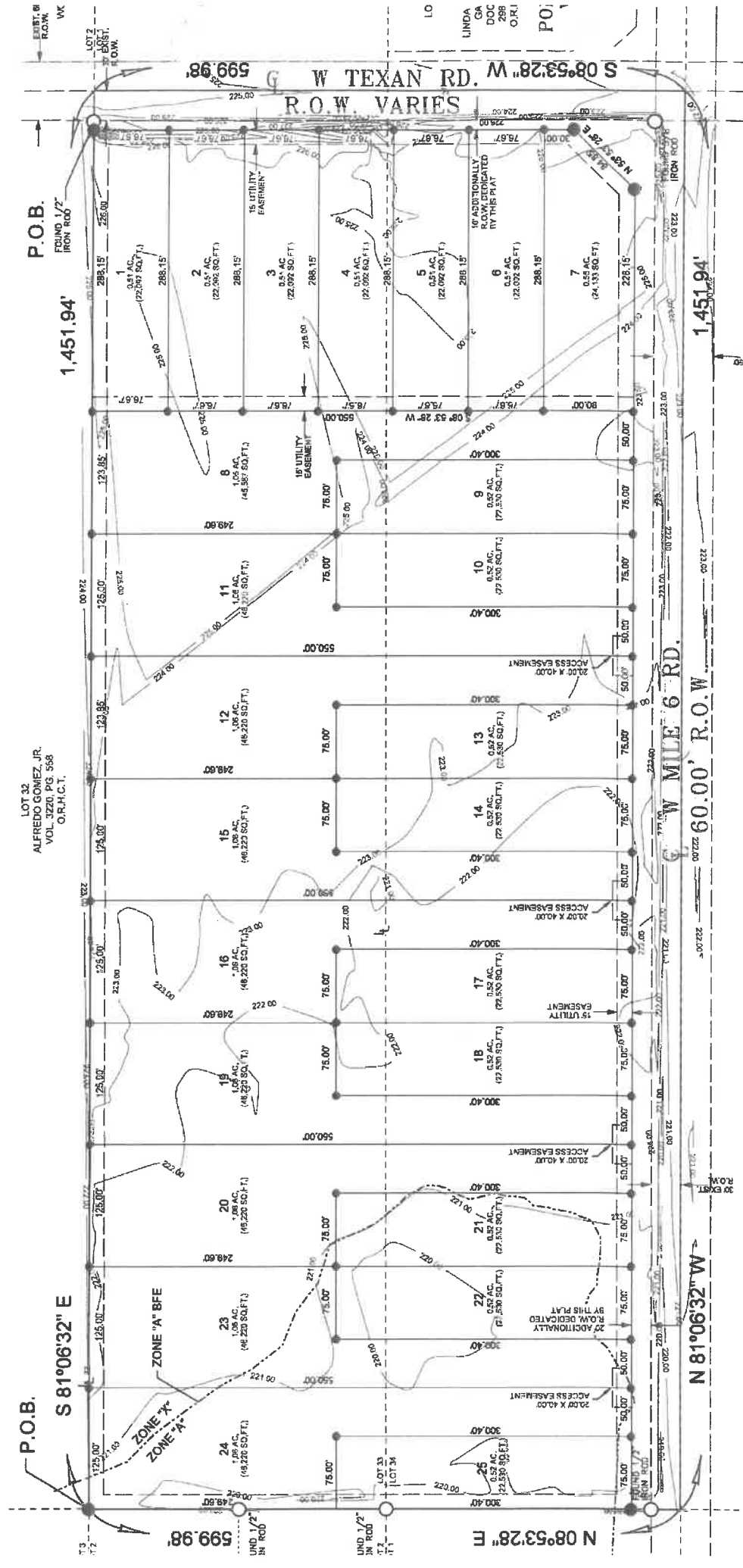
Staff recommends approval subject to meeting the Model Subdivision Rules and meeting any comments from the County Planning Department.



**SITE
LOCATION**

TEXAN ROAD

W. MILE 6 ROAD



LOT 32
ALFREDO GOMEZ, JR.
VOL. 3220 PG. 558
O.R.H.C.T.

P.O.B.
S 81°06'32\" E

ZONE 'A' BFE
ZONE 'X'
ZONE 'A'

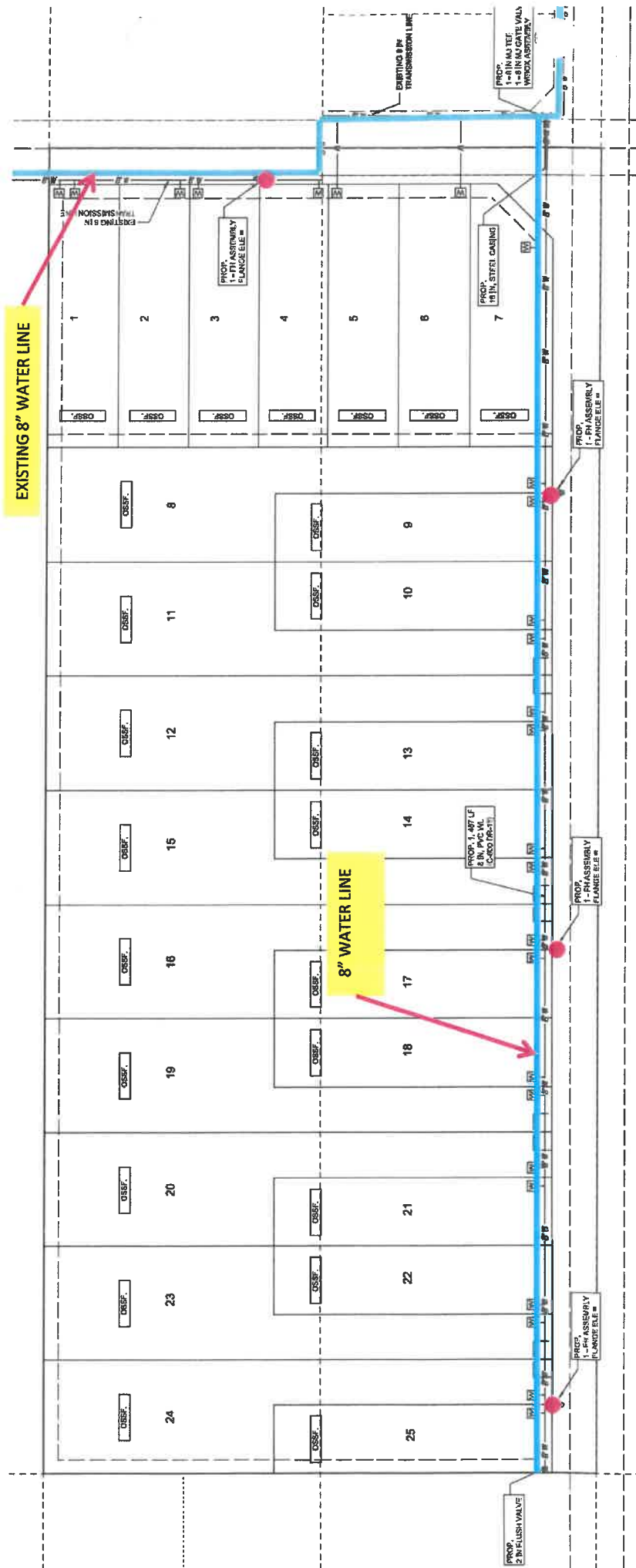
86.665
G W TEXAS RD. W 82°55'80 S
R.O.W. VARIES

W MILE 6 RD.
60.00' R.O.W.

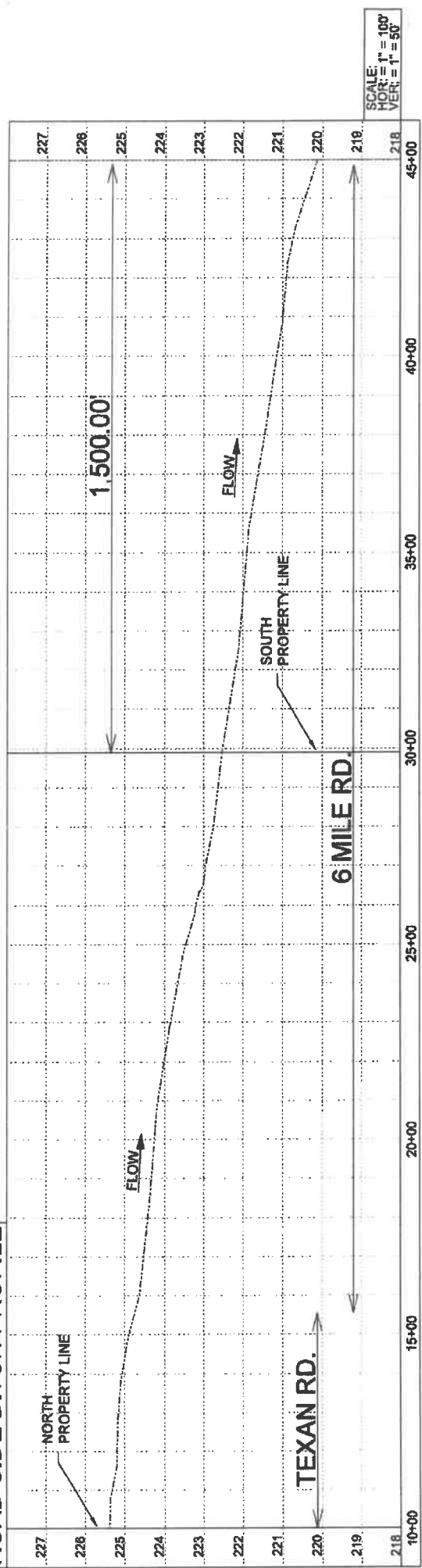
N 81°06'32\" W

N 08°53'28\" E

LO
LINDA
GA
DOC
288
O.R.I
PO



ROAD SIDE DITCH PROFILE



MALUZ SUBDIVISION

DRAINAGE REPORT

DRAINAGE REPORT – MALUZ SUBDIVISION

PROJECT LOCATION

MaLuz Subdivision is a proposed 25 Lot Single Family Residential subdivision located within the City of Mission jurisdiction. Being a All of Lots Thirty-Three (33) and Thirty-Four (34), Block Fourteen (14), Texan Gardens Subdivision, according to the map or plat thereof recorded in Volume 8, Pages 57 and 58, Map Records, Hidalgo County, Texas.

FLOOD PLAIN

The property is in zone "X" and zone "A"; Zone "X" are areas of 500-year flood; Community Panel No. 480334 0290 D, revised June 06, 2000, and Zone "A" are areas of no base flood elevations determined. Based on Lidar and topography data from the site, we have determined that the Base Flood Elevation for this Zone "A" on this specific property is _____. Property has been taken out the flood zone with LOMR Case No _____.

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 1.8 % of Brennan fine sandy loam (3), with 0 to 1 percent slope, and 98.2% of Hidalgo fine sandy loam, with 0 to 1 percent slopes. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. This soils are listed in Hydrologic Group B. See Appendix C.

EXISTING CONDITIONS

The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade towards the Northeast corner of the property. 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 **22.22 cfs**.

PROPOSED CONDITIONS

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. As per attached calculations, the peak rate will be 45.97 cfs, which will give us a net increase of **23.75 cfs**. For proposed MaLuz Subdivision, we have calculated that approximately a total of **35,860 cft** or **0.823 acre-ft**, will need to be detained in the green areas of the proposed lots and by re-grading and excavating the existing roadside ditch along the frontage of the property (6 Mile Rd.).

<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 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 11-12-21


Victor Trevino, P.E.
South Texas
Infrastructure Group, LLC
11/10/2021

