

ITEM #2.0

PRELIMINARY & 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 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 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

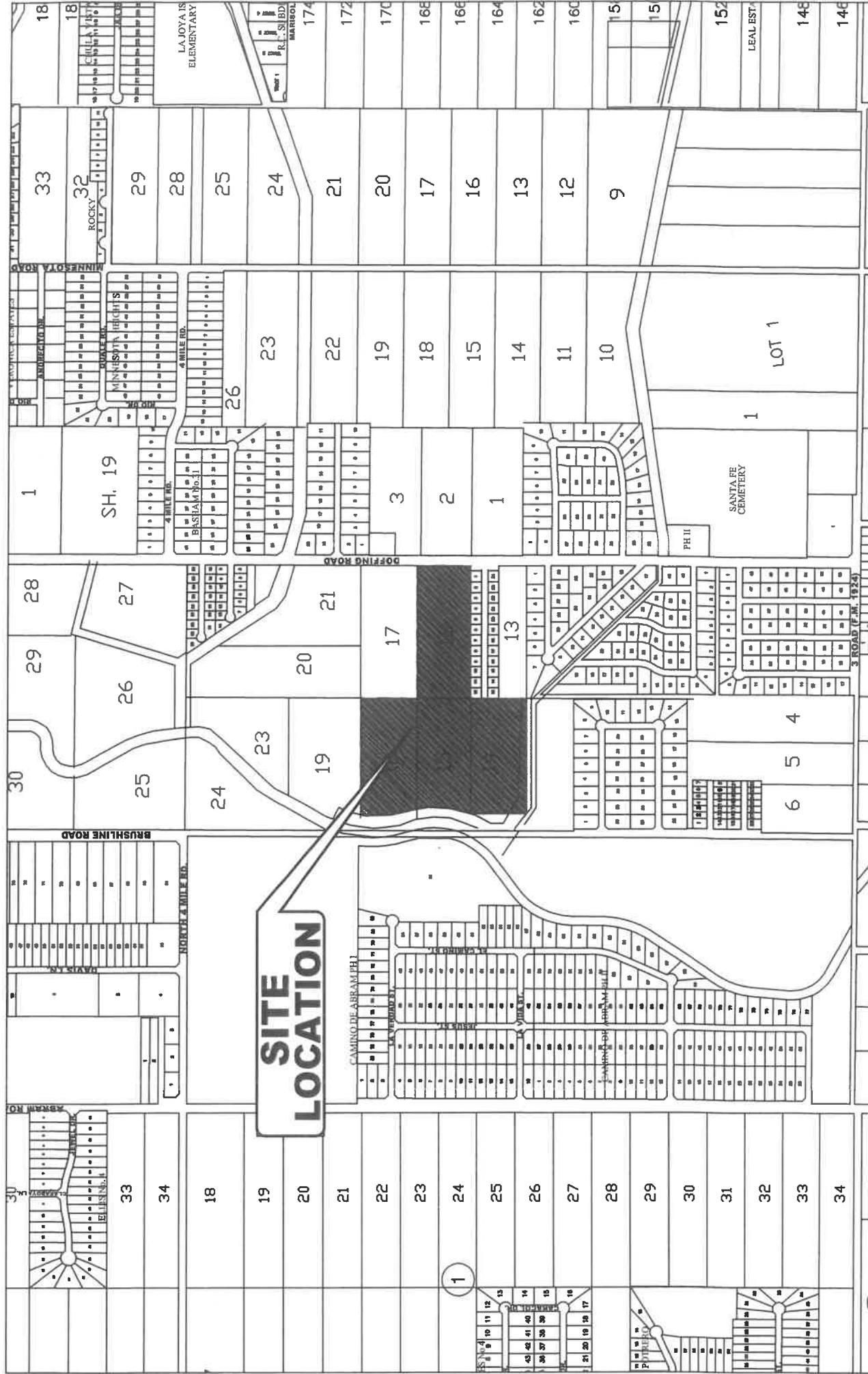
Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county’s typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission’s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

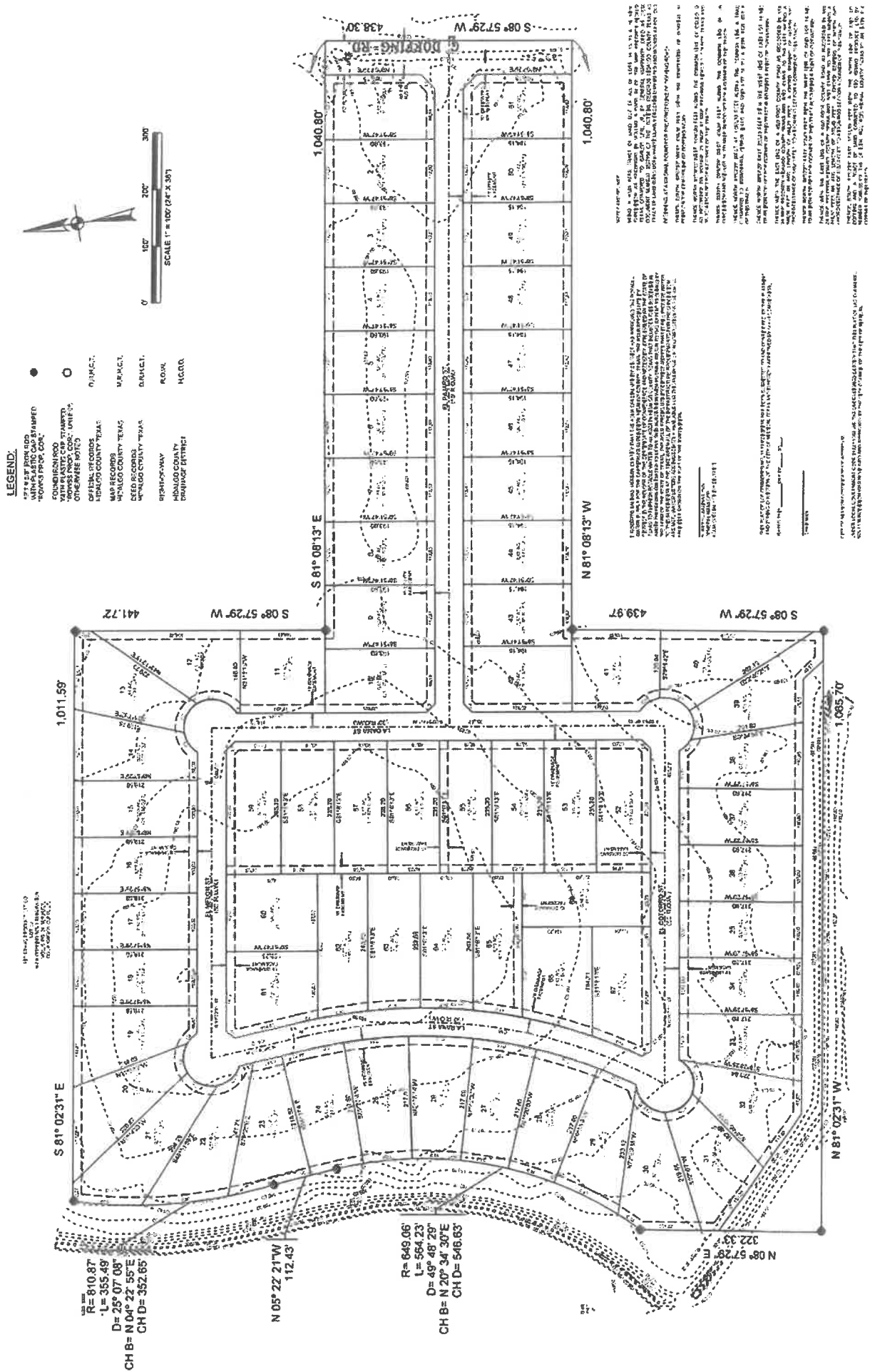


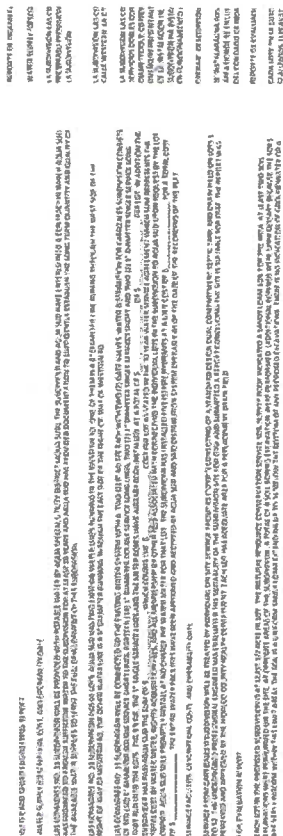


CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 380-8672
FAX: (956) 580-8680

No.







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 CONDITIONS

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 Rational 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**.


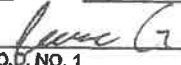
Las Comadres No. 11 Subdivision

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 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 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

