

### **ITEM # 3.0**

#### **PERLIMINARY & FINAL PLAT APPROVAL:**

Trosper 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.

#### **REVIEW DATA**

##### **PLAT DATA**

The proposed subdivision is approximately 355ft North of Mile 2 North Road along the West side of Trosper Road — **see vicinity map**. The developer is proposing (22) Twenty-two lots — (21) Twenty-one Single Family Residential lots and one lot for drainage detention pond — **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 north side of Mile 2 North Road and looped thru the subdivision with a proposed 8" water line and connecting back to Trosper Road to service to each lot. There are proposing 2 fire hydrants as via direction of the Fire Marshal's office. — **see utility plan**

##### **SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the east side of Trosper Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to **\$4,200.00** (21 Lots x \$200.00).

##### **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Trosper Road. The proposed drainage system shall consist of 2 Inlets within the street to collect surface runoff from the lots and street. Storm Pipe is a 30" R.C.P. and will discharge into a detention pond that is a reserved (lot 22) of this subdivision. The detention pond shall discharge via a 10" P.V.C. line into the existing City of Mission 36" storm drain located along Trosper Road. Then to discharges into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

##### **OTHER COMMENTS**

Water District Exclusion  
Escrow Park fees (21 Lots x \$500 = **\$10,500.00**)  
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 Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

ELEMENTARY SCHOOL

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51 80  
50 81  
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44 87

JOYCEE DR.

CRIMSON AVE

UNITED  
IRRIG. DIST.

29

4

TROSPER RD.

THOMPSON RD.

1 2 3 4 5 6 7 8

GILBERTO GUTIERREZ

38

37

43

1 OJEDA

2

**SITE  
LOCATION**

1 GODINA

44

1

W. 2 MILE RD.

BENTLEY ACRES

STAR  
RK

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

DATE: 02-08-21

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# TROSPER FAIR HEIGHTS SUBDIVISION

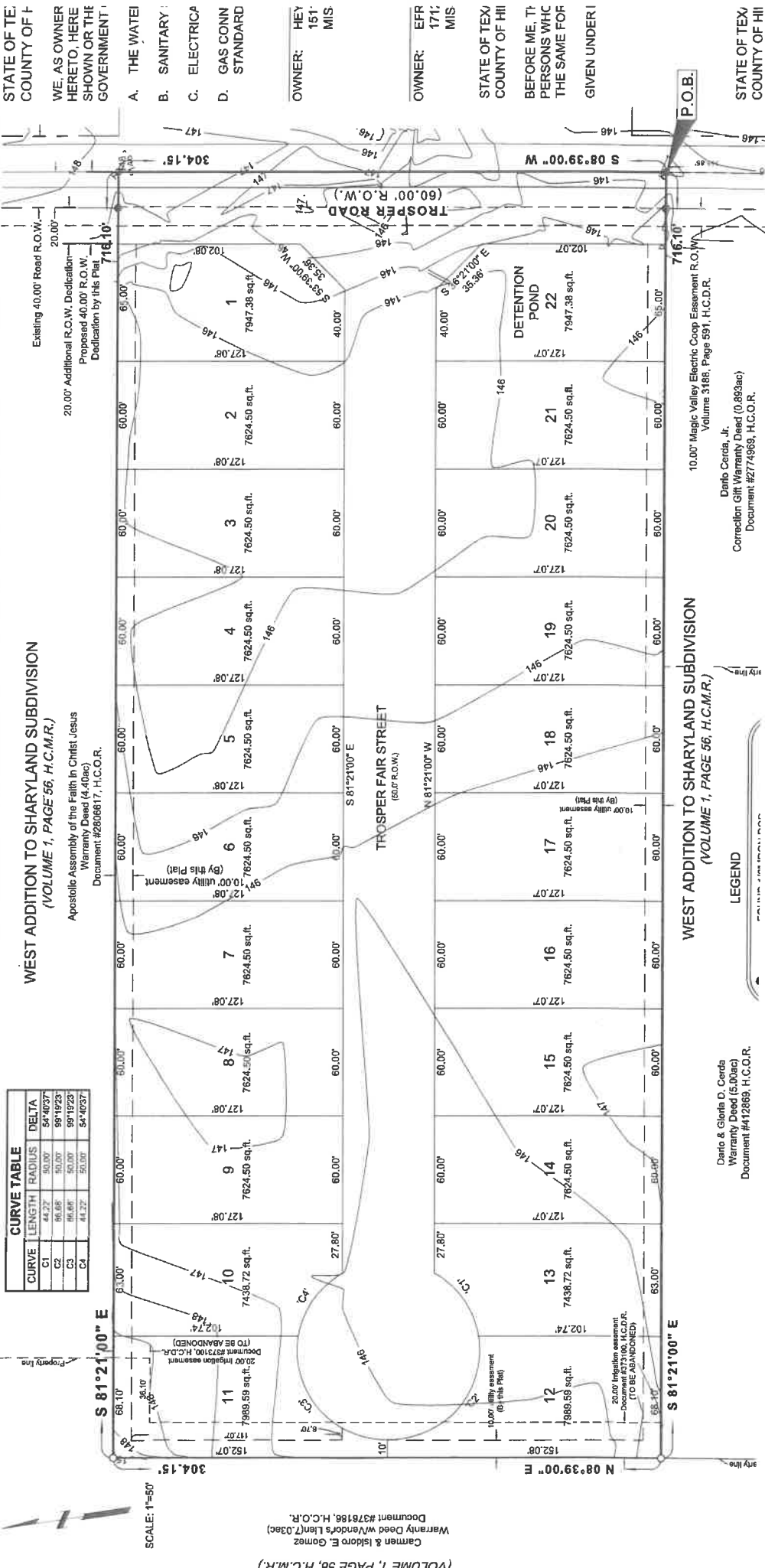
## HIDALGO COUNTY, TEXAS

BEING A 5.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 29-4, WEST ADDITION TO SHARYLAND  
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS

### APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH  
THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED  
AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION,  
BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION  
AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	44.22'	50.00'	54°40'37"
C2	96.68'	50.00'	99°19'23"
C3	96.68'	50.00'	99°19'23"
C4	44.22'	50.00'	54°40'37"



(VOLUME 1, PAGE 56, H.C.M.R.)  
 Carmen & Isidro E. Gomez  
 Warranty Deed w/Vendor's Lien (7.03ac)  
 Document #378186, H.C.O.R.

Delio & Gloria D. Corda  
 Warranty Deed (5.00ac)  
 Document #412869, H.C.O.R.

WEST ADDITION TO SHARYLAND SUBDIVISION  
 (VOLUME 1, PAGE 56, H.C.M.R.)

LEGEND

Delio Corda, Jr.  
 Correction Gift Warranty Deed (0.893ac)  
 Document #2774989, H.C.O.R.

P.O.B.

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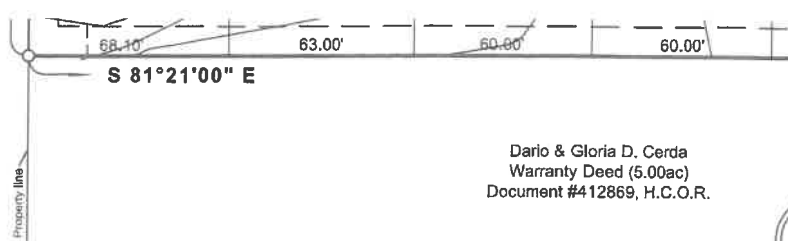
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Dario & Gloria D. Cerda  
 Warranty Deed (5.00ac)  
 Document #412869, H.C.O.R.

**GENERAL PLAT NOTES:**

**1. MINIMUM SETBACK LINES:**

FRONT ..... 25.00' OR GREATER FOR EASEMENTS.  
 REAR..... 10.00' OR GREATER FOR EASEMENTS.  
 SIDE ..... 6.00' OR GREATER FOR EASEMENTS.  
 CORNER SIDE ..... 10.00' OR GREATER FOR EASEMENTS.  
 CUL-DE-SAC LOTS: FRONT ..... 20.00' OR GREATER FOR EASEMENTS.  
 GARAGE..... 18.00' OR GREATER FOR EASEMENTS.

**2. FLOOD ZONE STATEMENT:**

FLOOD ZONE DESIGNATION: ZONE "C" - AREAS OF MINIMAL FLOODING. (NO SHADING).  
 COMMUNITY PANEL NO. 480334 0400C  
 MAP REVISED: NOVEMBER 16, 1982

EFFECTIVE DATE JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).

**3. MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

**4. DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE CITY OF MISSION REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A MINIMUM VOLUME FOR DETENTION USING A 10-YEAR STORM EVENT IS 31,595 CU.F.T OR 0.73 AC.FT. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.

**5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.** APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO COMMERCIAL USE.

**6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".**

**7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.** EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

**8. BENCHMARK NOTE:** LOCAL BM TOP ELEV: 147.11 - TOP OF STORM SEWER MANHOLE LOCATED IN CENTER OF TROSPER ROAD.

**9. A FOUR (4.0) FOOT SIDEWALK SHALL BE REQUIRED ON EACH LOT DURING BUILDING PERMIT STAGE BY THE LOT OWNER. A FIVE (5.0) FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF TROSPER ROAD BY THE DEVELOPER.**

**10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 5.0 FEET AS PER THE CITY OF MISSION MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**

**11. CLEARANCES FOR WATER METERS:** AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

**12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 90% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.**

**13. ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.**

**14. CURB CUT ACCESS ALONG TROSPER ROAD IS PROHIBITED.**

**15. NO BUILDING PERMITS SHALL BE PERMITTED ON LOT 22. THE USE OF LOT 22 SHALL BE FOR A DRAINAGE DETENTION POND.**

**16. LOT 22 SHALL ALWAYS HAVE AN 8' IN HEIGHT, CHAINLINK FENCE, AROUND THE PERIMETER 1FT INSIDE LOT LINES.**

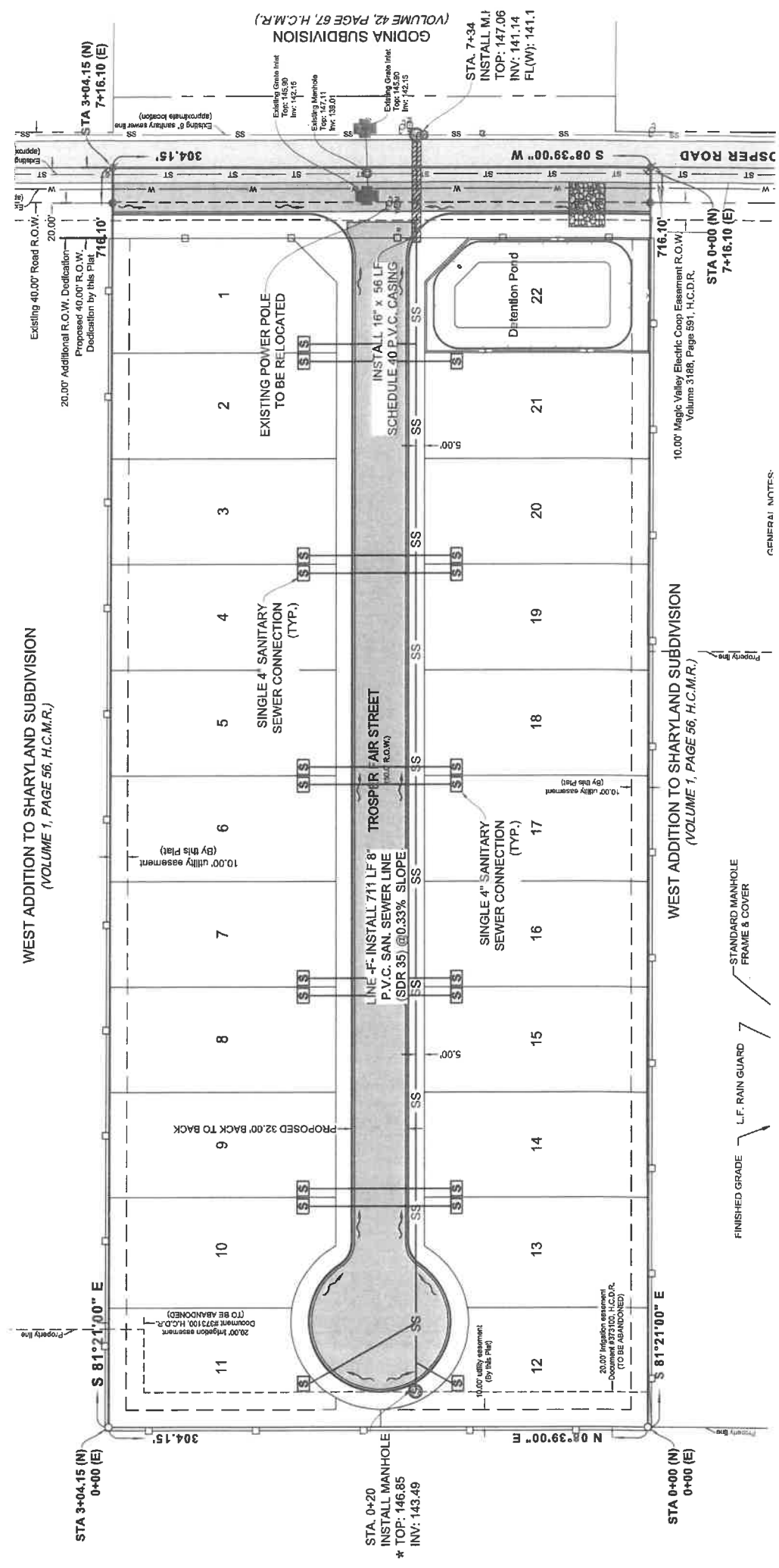
**PRINCIPAL CONTACTS**

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HEYDIS SANCHEZ	1644 S. STONGATE	MISSION, TEXAS 78572	(956) 534-2142	
	EFRAILAN MARIN	1712 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 648-0052	
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

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WEST ADDITION TO SHARYLAND SUBDIVISION  
(VOLUME 1, PAGE 56, H.C.M.R.)

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(VOLUME 1, PAGE 56, H.C.M.R.)

GENERAL NOTES:

- FINISHED GRADE
- L.F. RAIN GUARD
- STANDARD MANHOLE FRAME & COVER

GODINA SUBDIVISION  
(VOLUME 42, PAGE 67, H.C.M.R.)

10.00' Magic Valley Electric Coop Easement R.O.W.  
Volume 3188, Page 591, H.C.D.R.



## INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 11/12/20 Attached
- B. Plat reduction of Trosper Fair Heights Subdivision, McAllen
- C. Copy of FIRM -- CPN 480334 0400 C, dated 11/16/82
- D. Copy of Plat reduction and other drainage report exhibits

## DRAINAGE REPORT NARRATIVE

Proposed Trosper Heights Subdivision is a 22 - lot plat (21 residential lots and one lot for a drainage detention pond) containing 5.0 Acres of land out of Lot 29-4, West Addition to Sharyland, Hidalgo County, Texas, and, located at the approximately 355 feet north of Mile 2 North Road along the west side of Trosper Road inside the limits of the City of Mission. The proposed single - family plat is located in Zone "C" as per the FIRM Community Panel No. 480334 0400 C, dated 11/16/82. Zone "C" areas are defined as "areas of minimal flooding (no shading)." The site is vacant and Trosper Road is a county section of roadway with between 22 and 24 feet of asphalt improvements complete with storm sewer located directly in front of this site - grate inlets and a 30" storm sewer line. Drainage waters collected by and routed away from this site flow into a Mission Lateral (ditch) located 12 1/2 mile south of the intersection of Mile 2 North Road and Trosper.

Soils of this proposed plat consist of a Hidalgo fine sandy loam complex - these soils are well drained with slow surface runoff with medium available water capacity. These soil range between 0 and 1 percent slope are in capability subclass IIc non-irrigated and in class I irrigated and are the Gray Sandy Loam range, Group B. This map unit (25) and can be seen on Sheet 92 of the Soil Survey of Hidalgo County, Texas.

Waters within this property essentially flow via sheet flow in an easterly direction over undeveloped lands parallel the north and south property lines. The site, with a frontage of 304.15 feet and gross depth of 706.10 feet, reveals an average slope west to east of 0.29% over an average drainage run of 700.0 feet. Trosper Road is improved with asphalt pavement (no curb & gutter) and an underground storm sewer with a grate inlet directly in front and parallel to this site under the paved section of Trosper Road. Lands to the south and west are improved with residences while lands to the north is vacant. There is one internal west/east 32' back-to-back roadway being proposed with an approximately net proposed depth of 646.0 feet.

The proposed roadway will consist of 32 feet B-B and will drain east toward Trosper Road where drainage from this proposed roadway will flow into two curb inlets and waters shall be directed into a detention pond that is reserved (Lot 22) at the immediate southwest corner of proposed Trosper Fair Street. Waters from the pond shall be bled via a 10" PVC line into the existing storm sewer system located within Trosper Road at a rate not to exceed the pre-development or existing drainage condition. An additional 20.0 feet of ROW will be dedicated along the west side of Trosper for a total right-of-way of 40.0 feet and additional pavement improvements of 25.0 feet total from the Trosper Road centerline to the proposed back of curb.

In accordance with the drainage policies of the City of Mission, this subdivision shall be required to provide detention for the volume of water CREATED by the development of this 5.0 gross acre property. Using the Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and,

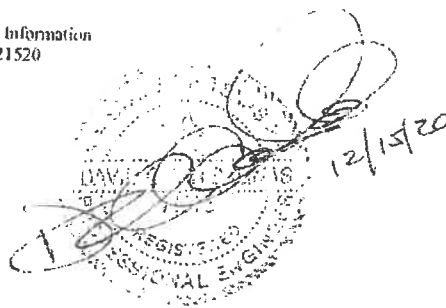
existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.61 (assuming 4,000.0 Sq. Ft. of impervious lot improvements) – *For Reference: FHWA, Urban Drainage Design Manual HEC-22 (2001)*, an average drainage run of 700.0 feet and an average slope of 0.29%, it was computed that the improved condition would produce an additional total volume of 31,595.0 Cubic Feet, or, 0.73 Acre-Feet. Drainage waters shall increase from 7.29 CFS to 10.82 CFS – an increase of 3.53 CFS. This volume of water is equivalent to a layer of water 1.75 inches deep if spread out evenly over the entire 5.0 acre tract.


It is being proposed that the developer shall provide for on-site detention of drainage water within the drainage pond and excess waters bled into the existing Trosper Road drainage system where all waters flow south into a large ditch (Mission Lateral) located ½ mile south of Trosper and Mile 2 North Road.

The finished floor elevation is determined to be not less than 18 inches above the top of the paved road at the center of this lot, or, 18 inches above natural ground at the center of this lot, whichever is greater

Date: December 15, 2020

Attachment: Hydrograph and Other Required Drainage Report Information  
xc: n:\subdivision\plots\trosper\fairheights\sub\drainagereport.121520



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<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
<u>Hector Garcia</u>	<u>1/7/21</u>
H.C.D.D. NO. 1	DATE