

ITEM # 4.2

PRELIMINARY & FINAL PLAT APPROVAL:

Tee-Time Subdivision Phase I
A 3.88 acre tract of land, more or less,
out of the Southwest ¼ of Lot 24-9,
West Addition to Sharyland Subdivision
R-1T
Developer: Jesus F. Ruiz and Laura A. Ruiz
Engineer: M2 Engineering, PLLC

REVIEW DATA

PLAT DATA

This site is located on the Southeast corner of East 21st St. and N. Mayberry Rd. — **see vicinity map**. The developer is proposing (26) twenty-six townhome lots with (2) two drainage easements to serve as detention swales. Currently, the land is vacant. — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect from an existing 8" water line located along the north side of E. 21st Street. Proposed will be 1" dual water connection for every 2 lots. They are proposing 1 fire hydrant 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 10" sanitary sewer system located on the East side of Mayberry Road. The Capital Sewer Recovery Fee will be required at \$200.00/Lot which equates to \$5,200.00 (\$200.00 x 26 Lots).

STREETS & STORM DRAINAGE

Access to the Tee-Time Subdivision Phase I lots will be from E. 21st St. being an existing 50' R.O.W. which has no outlet.

The required detention for a 50-year frequency storm event for the development is 0.22 acre feet at peak runoff rate of 12.68 CFS, a 7.36 CFS increase due to the proposed future residential improvements. The designed on-site detention pond will release at rate that shall not exceed the 10-year storm event storm runoff rate over existing conditions. Ultimately, the collected 0.22 acre feet of detention volume will be directed towards a City of Mission drainage system along Mayberry Road. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Escrow Park fees (26 lots x \$500 = \$13,000.00)
- Water District Exclusion
- Conveyance or Payment of Water Rights (\$3,000.00/per ac.)
- Installation of Street Lighting as per City Standards
- Must Comply with all other format findings

RECOMMENDATION

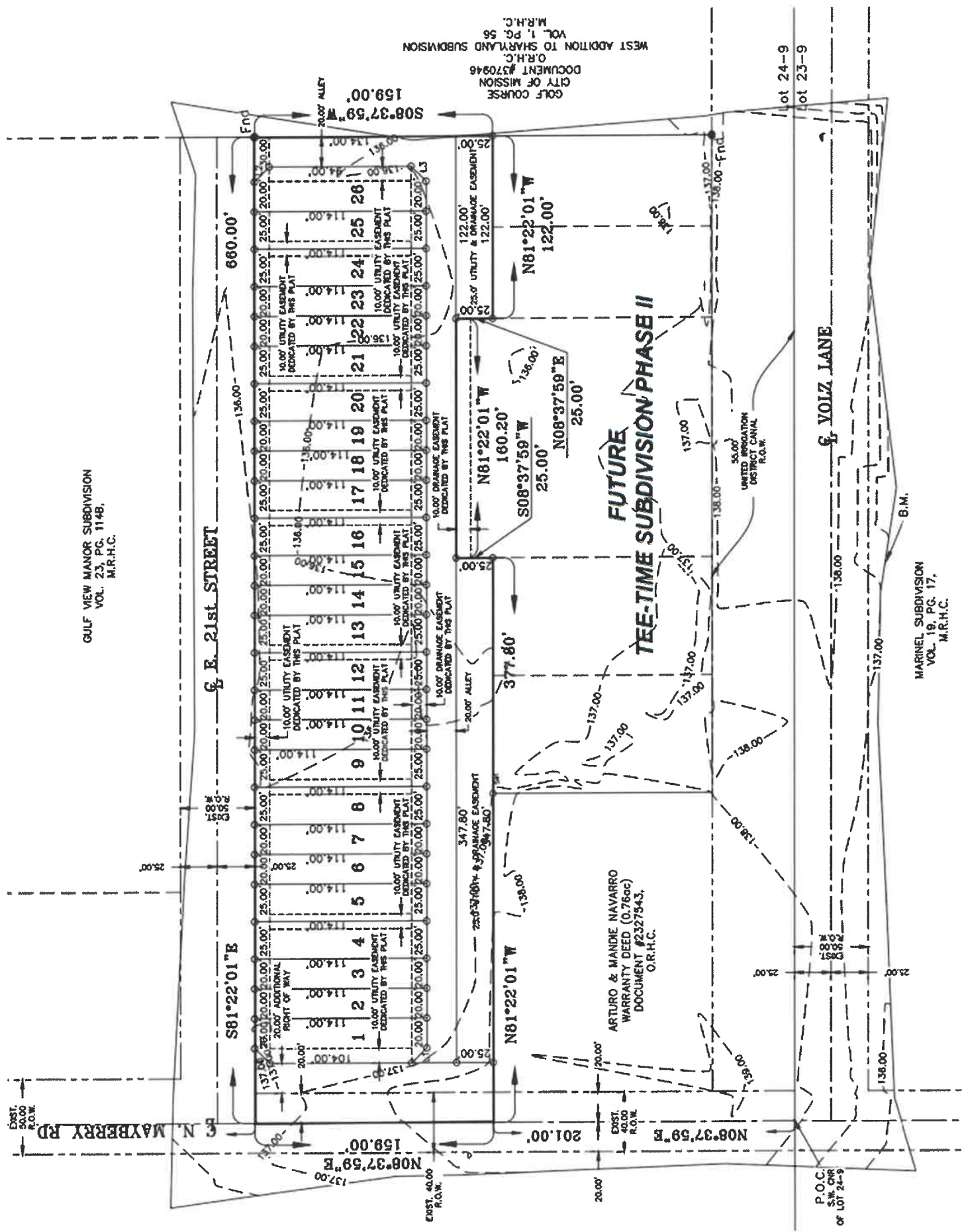
Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Water District Exclusion
4. Conveyance or Payment of Water Rights
5. Comply with all other format findings.

No.



GULF VIEW MANOR SUBDIVISION
VOL. 23, PG. 114B,
M.R.H.C.



GOLF COURSE
CITY OF MISSION
DOCUMENT #370946
O.R.H.C.
WEST ADDITION TO SHARLAND SUBDIVISION
VOL. 1, PG. 56
M.R.H.C.

ARTURO & MANDIE NAVARRO
WARRANTY DEED (0.76ac)
DOCUMENT #2327543,
O.R.H.C.

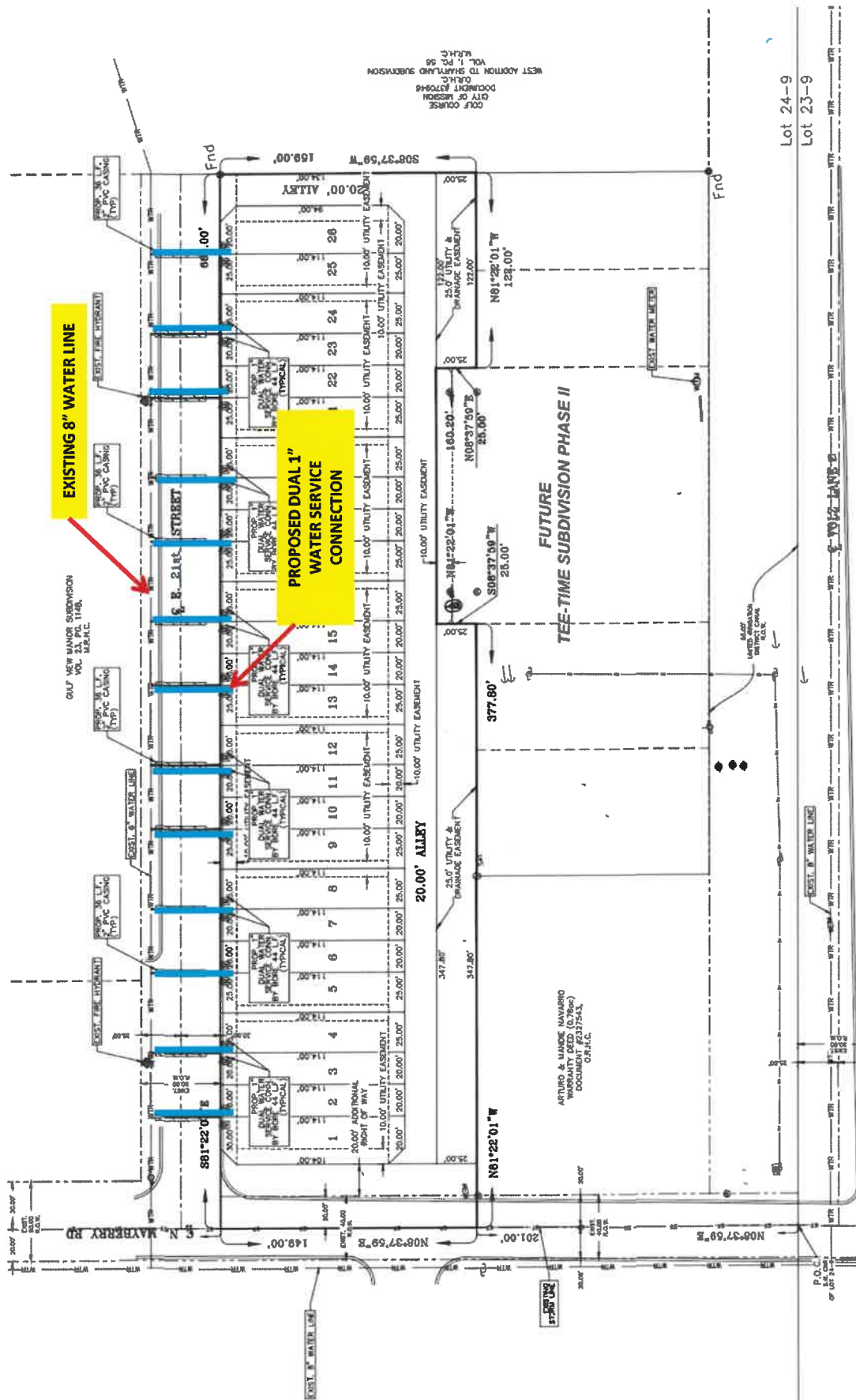
MARINEL SUBDIVISION
VOL. 19, PG. 17,
M.R.H.C.

VOLZ LANE

E. 21st STREET

E. N. MAYBERRY RD

FUTURE
TEE-TIME SUBDIVISION PHASE II

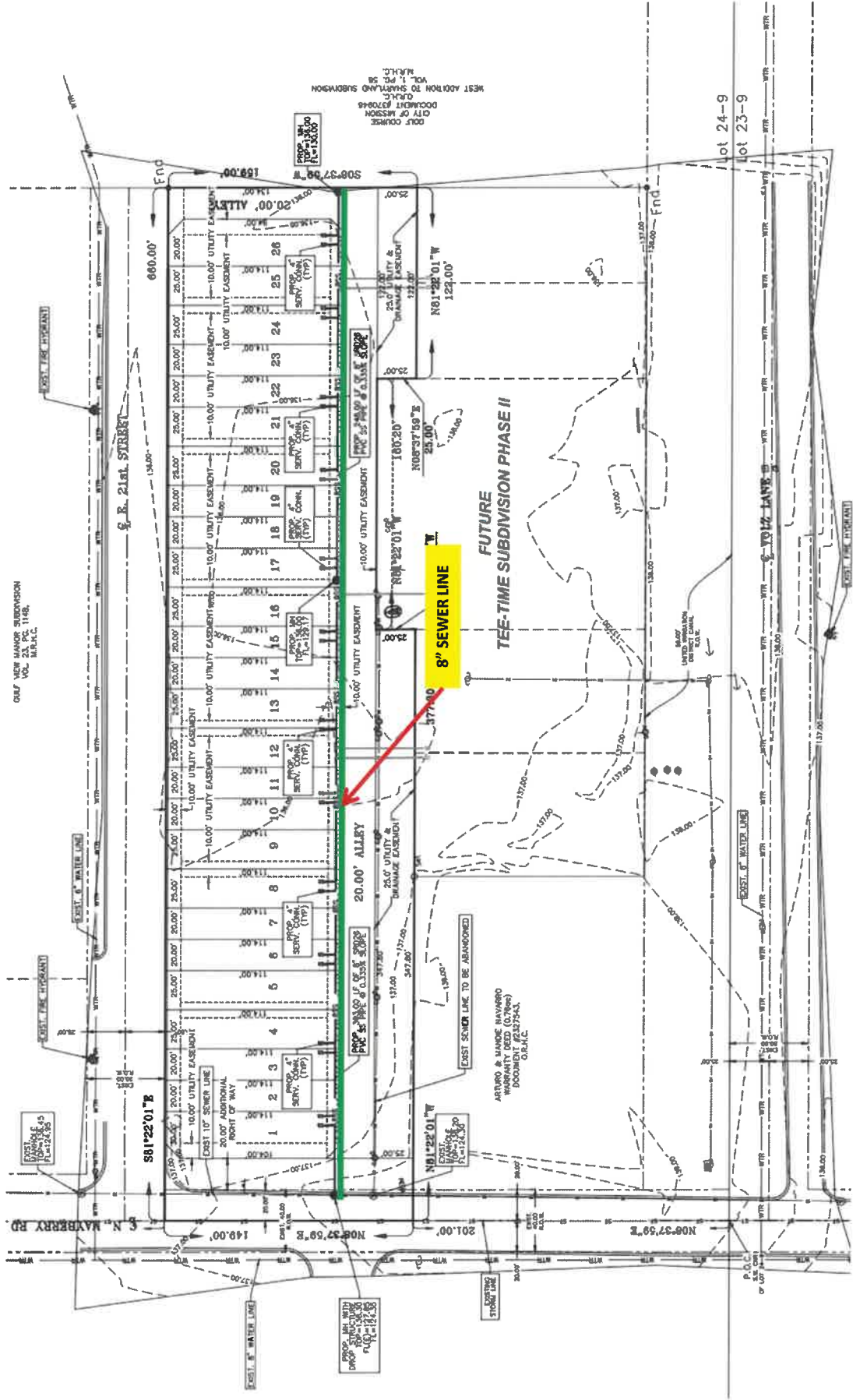


GOLF COURSE
DOCUMENT #237541
O.R.J.C.
WEST ADJOINING
SUBDIVISION
VOL. 1, PG. 56
U.R.L.C.

Lot 24-9
Lot 23-9

ARTURO & MANDE NAVARRO
REGISTERED PROFESSIONAL ENGINEER
DOCUMENT #237541
O.R.J.C.

P.O.C.
OF LOT 23-9



ONLY NEW MAJOR SUBDIVISION
VOL. 23, PG. 116B,
M.B.L.C.

ONLY NEW MAJOR SUBDIVISION
VOL. 1, PG. 25,
M.B.L.C.

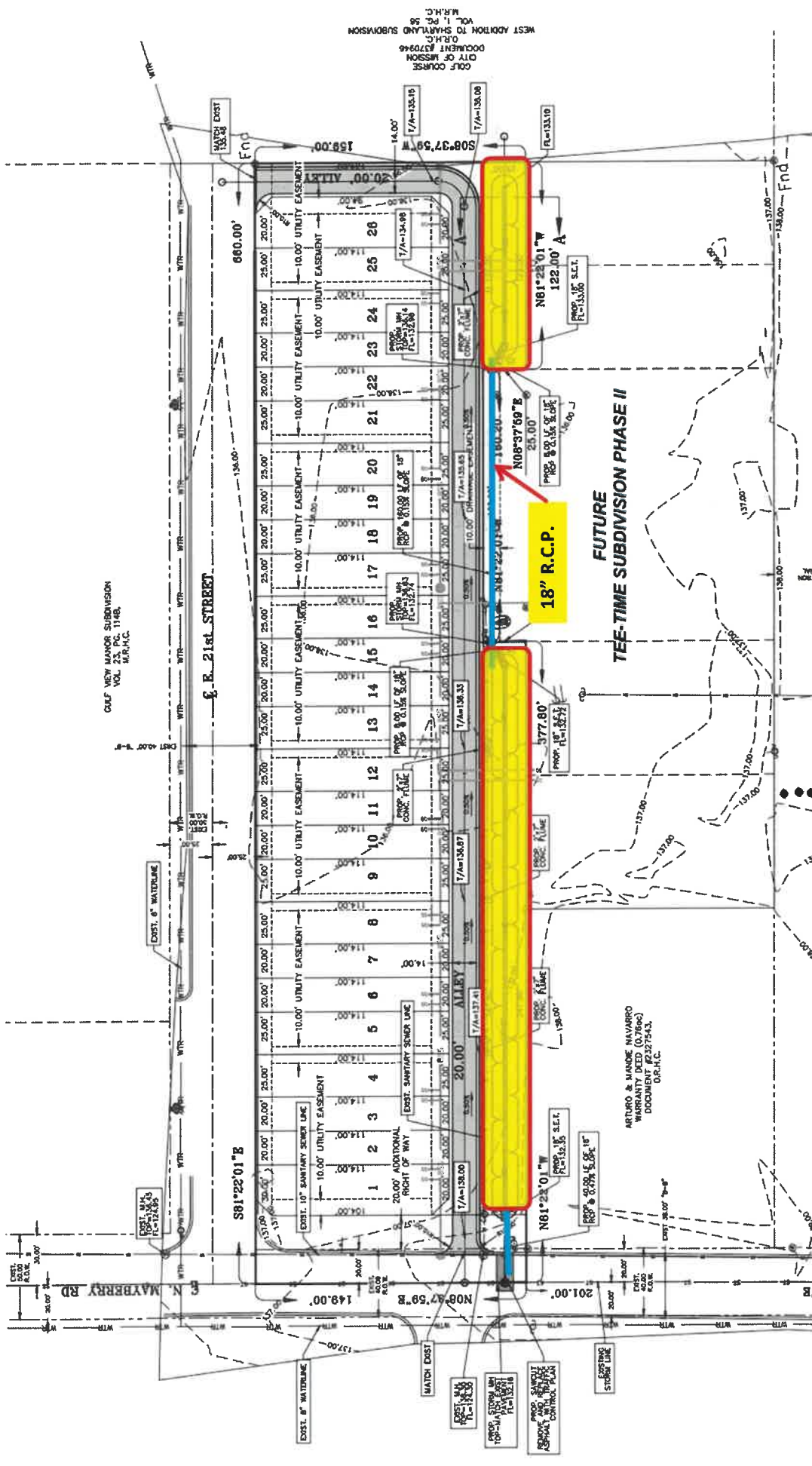
ARTURO & MANDE NAVARRO
WARRANTY DEED (0.79ac)
DOCUMENT # 2027541
O.M.B.C.

8" SEWER LINE

FUTURE
TEE-TIME SUBDIVISION PHASE II

Lot 24-9

Lot 23-9



WEST ADDITION TO SHARPLAND SUBDIVISION
VOL. 2, PG. 56
O.R.H.C.
DOCUMENT #37946
CITY OF BOSTON
GOLF COURSE

GOLF VIEW MAJOR SUBDIVISION
VOL. 2, PG. 56
O.R.H.C.

FUTURE
TEE-TIME SUBDIVISION PHASE II

ARTURO & MARIE NAVARRO
WARRANTY DEED (0.76ac)
DOCUMENT #27543,
O.R.H.C.

Drainage Statement
Tee-Time Subdivision

Project Location

Being 3.88-acre tract of land, more or less, out of the Southwest One-Quarter (S.W. ¼) of Lot 24-9, West Addition to Sharyland Subdivision of Prociones 53, 54, 55, 56 and 57, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas.

Flood Plain

The site is located within Zone "X", Areas determined to be outside 500-year flood plain. Based on Community FIRM Panel No. 480345 0005 C, Map Revised November 20, 1991.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Raymondville-Urban land complex; 0 to 1 percent slopes. Soil is classified as moderately well drained and belongs to Hydrologic Group B.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Hidalgo-Urban land complex, 0 to 1 percent slopes	4.2	100.0%
Totals for Area of Interest		4.2	100.0%

Undeveloped Conditions

The featured project site consists of a 3.88 net acre tract (3.74 NET ac) of land located on East 21st Street/North Mayberry Road intersection in Mission, Texas. Presently the site has an existing residential home and has non uniform drainage patterns over a practically flat terrain. The undeveloped flow drains at a rate of 5.32 CFS for a 10-year frequency storm.

Developed Conditions

The City of Mission and Hidalgo County Drainage District No. 1 (HCDD #1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event, and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event.

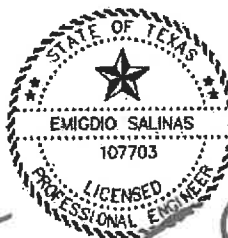
Exhibit "A" details the proposed drainage calculations and drainage area maps for the featured site. Tee-Time Subdivision will feature five (5) single-family lots and twenty-four (24) townhomes over the 3.74 net acre tract in the City of Mission, Texas. The required detention for a 50-year frequency storm event for the development is 0.22 acre-feet (9,725 CF) at a peak runoff rate of 12.68 CFS, a 7.36 CFS increase due to the proposed future residential improvements. The designed on-site detention pond will release at a rate that shall not exceed the 10-year storm event storm runoff rate over existing conditions. Ultimately, the collected 0.22 acre-feet (9,725 CF) of detention volume will be directed towards a City of Mission drainage system along Mayberry Road.

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



H.C.D.D. NO. 1

DATE



7-29-2024