



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-03-2022

PROPOSED CENTERPOINT AT ALAMO ROAD SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: SAMUEL GOMEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF ALAMO ROAD, APPROXIMATELY 1/4 OF A MILE SOUTH OF ALBERTA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-24-2022 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ALAMO ROAD, SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO ALAMO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-16-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-28-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: ALAMO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-5-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 2
OF 2 SHEETS

MINOR PLAT OF CENTERPOINT AT ALAMO ROAD SUBDIVISION

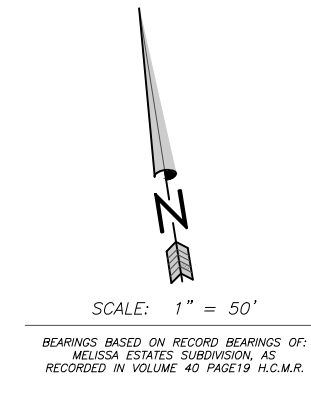
A 1.16 ACRE TRACT OF LAND BEING A PORTION OF LOT 14, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2650863, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DATE: FEBRUARY 07, 2022 SCALE IN FEET SCALE: 1" = 50'

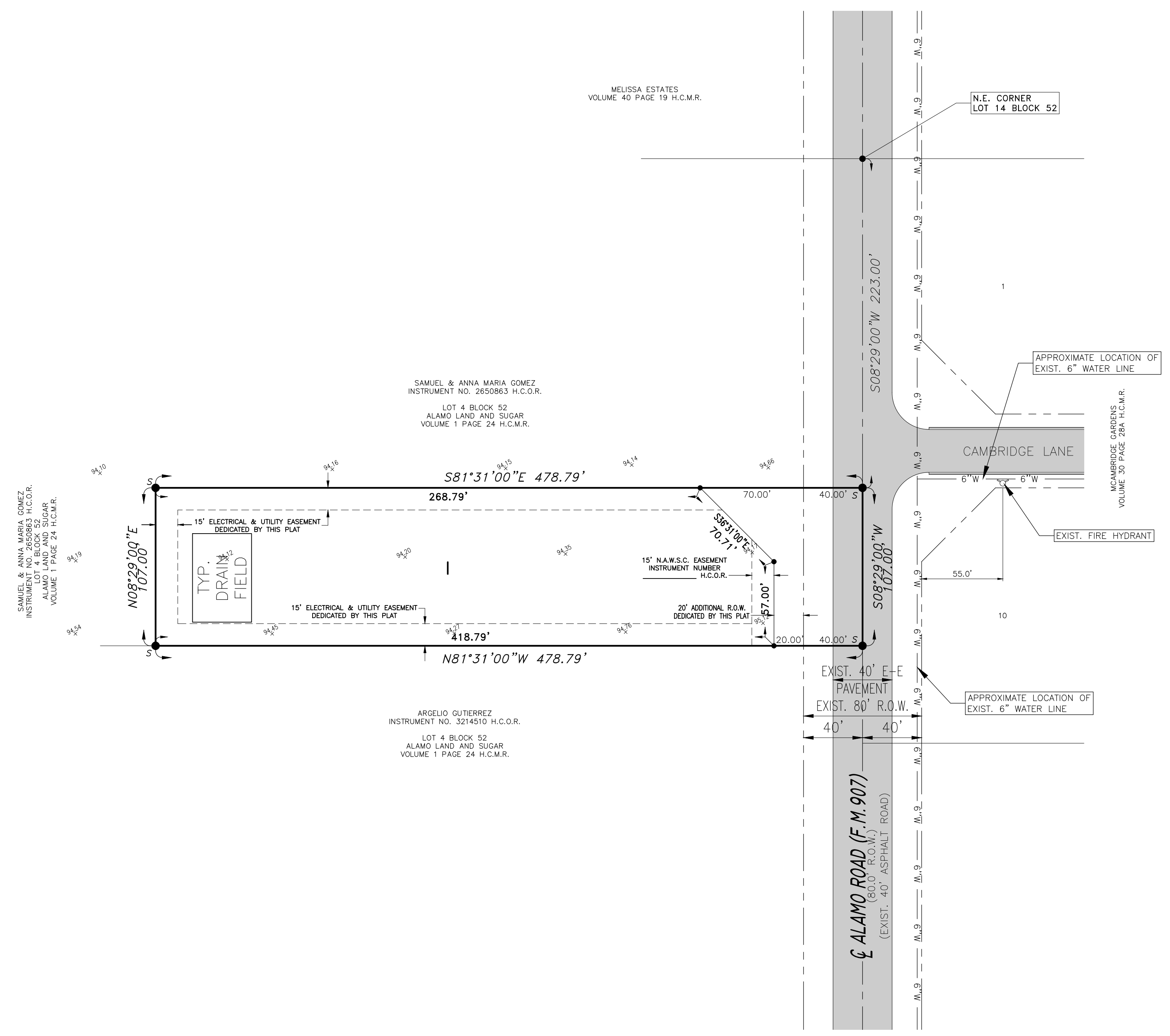
PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2021-279
DRAWN BY: D.E.S.



- LEGEND:**
- F — FOUND 1/2" IRON ROD
 - F₁ — FOUND COTTON PICKER SPINDLE
 - S — SET 1/2" IRON ROD
 - S₁ — SET COTTON PICKER SPINDLE
 - S — SET 1/2" IRON ROD WITH A CAP LABELED "RPLS 4204"



DRAINAGE STATEMENT FOR CENTERPOINT AT ALAMO ROAD SUBDIVISION

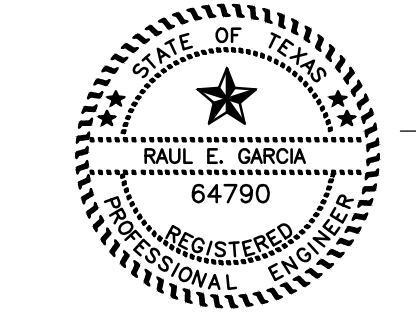
CENTERPOINT AT ALAMO ROAD SUBDIVISION CONSISTS OF A ONE LOT COMMERCIAL SUBDIVISION LOCATED ON A 1.16 ACRE TRACT OF LAND BEING A 1.16 ACRE TRACT OF LAND BEING A PORTION OF LOT 14, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2650863, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY VACANT WITHIN AN AGRICULTURAL AREA ADJACENT TO RURAL AGRICULTURAL/RESIDENTIAL AREAS WITH TYPICAL IMPERVIOUS CHARACTERISTICS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "B" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS "AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A HIDALGO SANDY CLAY LOAM (28) WHICH IS A DARK GRAYISH BROWN SANDY CLAY LOAM WHICH IS MODERATELY IMPERVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY.

CURRENTLY THE PROPERTY IS A VACANT AGRICULTURAL SITE WITHIN AN AGRICULTURAL/RESIDENTIAL AREA LOCATED ON THE WEST SIDE OF ALAMO ROAD (FM 907) APPROXIMATELY 1,600 FEET SOUTH OF ALBERTA ROAD WITHIN THE CITY OF EDINBURG ETJ. EXISTING RUNOFF IS DIRECTED IN AN EASTERLY DIRECTION TOWARDS ROAD DITCHES ON ALAMO ROAD (FM 907). STORM FLOWS ARE COLLECTED INTO THE ALAMO ROAD (FM 907) ROAD DITCHES. THE ROAD DITCHES ON ALAMO ROAD (FM 907) FLOW NORTH AND DISCHARGE INTO ALBERTA ROAD THAT FLOWS EAST INTO THE ALAMO LATERAL DRAINAGE DITCH. THE ALAMO LATERAL DRAINAGE DITCH IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. USING THE MODIFIED RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.69 CFS OF STORM RUNOFF FROM THE EXISTING SITE. WE HAVE ALSO USED THE MODIFIED RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 10.84 CFS OF RUNOFF DURING THE 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY OF EDINBURG AND HCDD NO. 1 POLICY, A TOTAL OF 10,130 CF OR 0.23 ACRE-FEET WILL NEED TO BE DETAINED ON-SITE FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION. ON-SITE DETENTION AREAS WILL BE UTILIZED FOR DETENTION OF FUTURE RUNOFF. THESE DETENTION FACILITIES WILL BLEED INTO THE EXISTING ROADSIDE DITCHES ON ALAMO ROAD (FM 907). A SITE GRADING AND DETENTION PLAN WILL BE REQUIRED, REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND HCDD NUMBER 1 AT THE BUILDING PERMIT STAGE OF THE DEVELOPMENT. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 10,130 CUBIC-FEET OR 0.23 ACRE-FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY-YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOW DISCHARGE RATE OF 0.789 CFS DURING SAID EVENT. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "B"; AREAS OF MINIMAL FLOODING



REGISTERED PROFESSIONAL ENGINEER #64790