



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
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T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED JLG SUBDIVISION, PRECINCT No. 3.

ENGINEER: ATLAS ENGINEERING CONSULTANT DEVELOPER: JOSE LUIS GONZALEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST SIDE OF BENTSEN PALM DRIVE APPROXIMATELY ¼ OF A MILE NORTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF ALTON

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-21-2022 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN TO ZAVALA DRIVE AND BETSEN PALM ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-26-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-17-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: LAURA STREET AND BENTSEN PALM DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-25-2023 : 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:

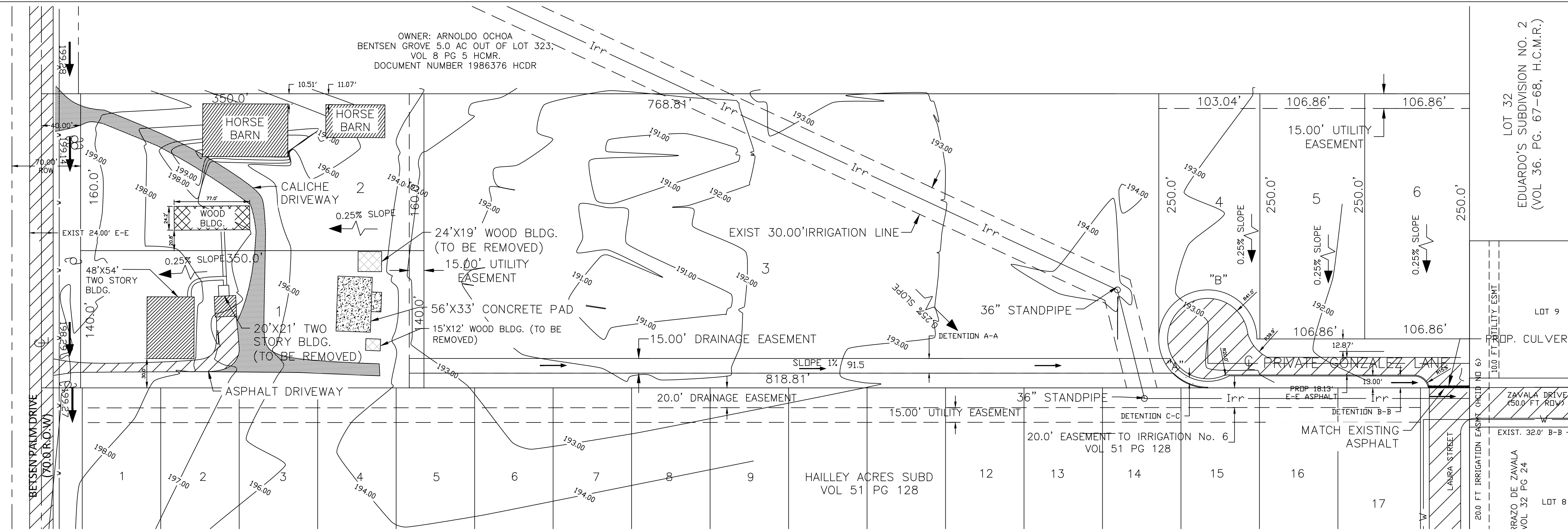
STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of ALTON.*

**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.*







SCALE: 1"=60'

**DRAINAGE REPORT FOR**  
JLG SUBDIVISION  
REPLAT OF LOT 321, BENTSEN GROVES SUBDIVISION

**JLG SUBDIVISION**  
**MAP OF TOPOGRAPHY & DRAINAGE**

BEING A 10.0 ACRE (436,569.00 SQ.FT.) GROSS, 9.74 ACRE (424,569.00 SQ.FT.) NET, TRACT OF LAND BEING ALL OF LOT 321, BENTSEN GROVES SUBDIVISION ADDITION "C", AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE OF MAP RECORDED IN VOLUME 7, PAGE 30, AS PER DEED RECORDS THEREOF RECORDED IN WARRANTY DEED WITH VENDORS LIEN NUMBER: 879936, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

**PROJECT LOCATION**  
The property is an approximate 10.03-acre (436,906.8 square feet) tract of land comprising of lot 321 out of Bentsen Groves Subdivision Addition "C", Hidalgo County, Texas. The proposed six (6) lot subdivision is located approximately 4800 feet north of the intersection of Mile 7 (107) and North Bentsen Palm Drive in Mission, Hidalgo County, Texas.

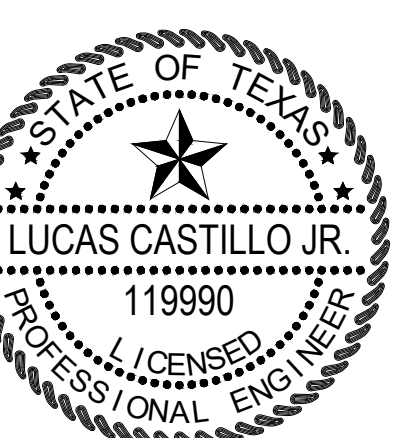
**FLOOD PLAIN**  
The subject property is in Flood Zone X of the Hidalgo County FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (FIRM) Panel No. 480334 0290 D, dated June 06, 2000. Zone X is defined as areas determined to be outside 500-year flood-plain.

**SOIL CONDITIONS**  
According to the Hidalgo County Soil Survey (USDA United States Department of Agriculture) Soil Conservation Service, the subsurface consist of Brennan fine sandy loam (3), Hidalgo fine sandy loam (25) and Racombes sandy clay loam (48). These soils are moderately to well drained, permeability is moderate with 0 to 1 percent slope. Attached are the engineering index properties of the designated soils from the Soil Survey of Hidalgo County.

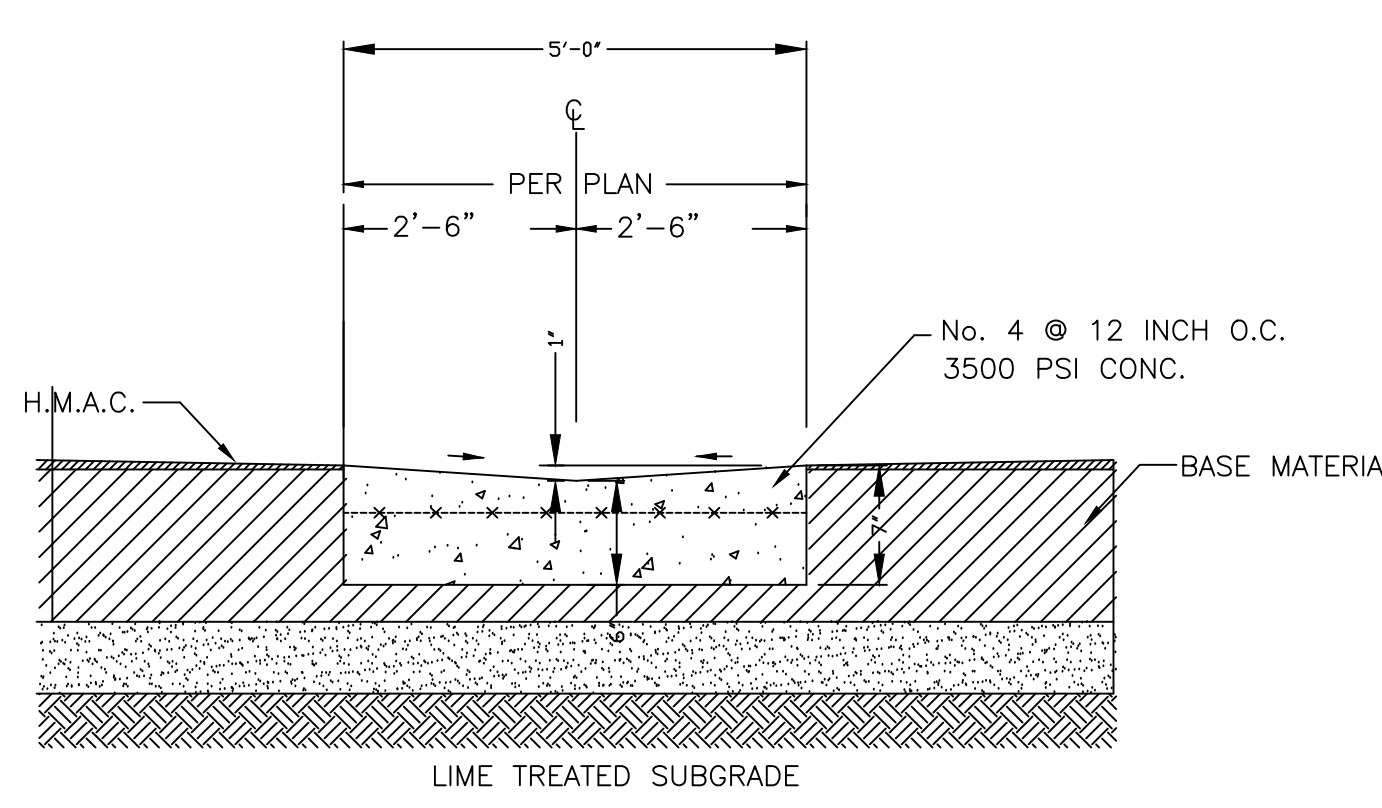
**EXISTING CONDITIONS**  
The site currently consists of single-family residential homes with plenty of grass area and has a slight slope towards the East. Runoff from the property currently travels east down Zavala Dr. via curb and gutter, then south La Homa Rd via an existing roadside ditch approximately 4,800 ft. south to Mile 7 Rd. Additionally, an existing roadside ditch on east side of Bentsen Palm carries flow south about 4,800 ft. also toward Mile 7 Rd. Stormwater then flows east via roadside ditch to HCDD1's FM 681 Outfall. Existing runoff is currently calculated as Q = 9.69 cfs.

**PROPOSED CONDITIONS**  
The property is located within Mission ETJ, Hidalgo County, Texas. The proposed subdivision will consist of 6 lots each a half-acre or more in size. Calculations show that after development the runoff will be Q = 20.25 cubic feet per second for an increase of Q = 10.56 cubic feet per second. Detention required will be 17,600 cubic feet (0.4-acre feet). Proposed detention volume will meet requirement of 17,600 cubic feet and will be accomplished by construction of a road along with roadside ditch that will connect and flow east to Zavala Drive. These improvements will be sized to hold the additional runoff calculated to meet current City and County requirements of 50-year storm event detention calculations with existing 10-year release rate.

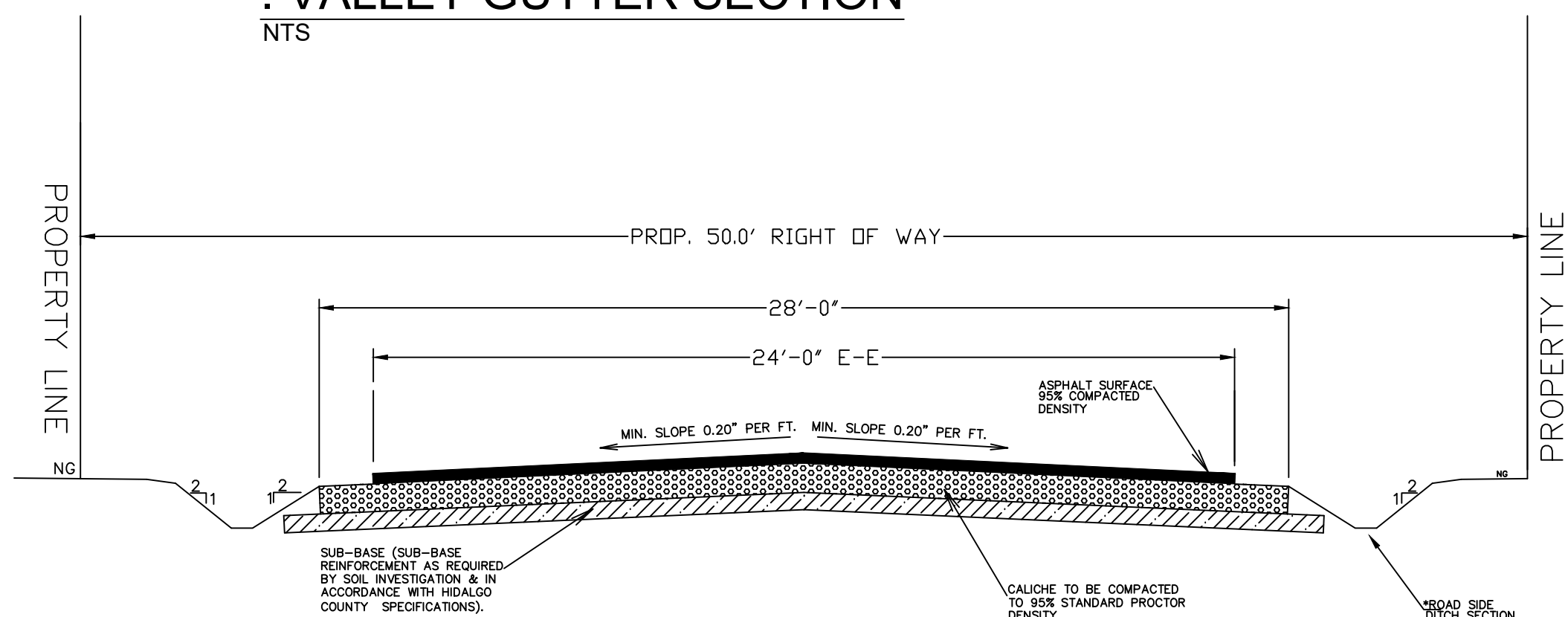
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (MAP REVISED: MAY 17, 2001 LOMR) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



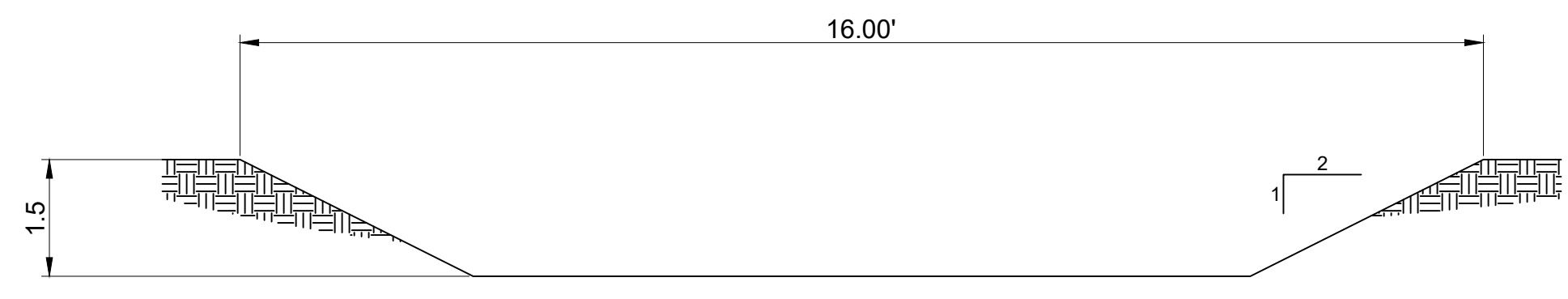
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



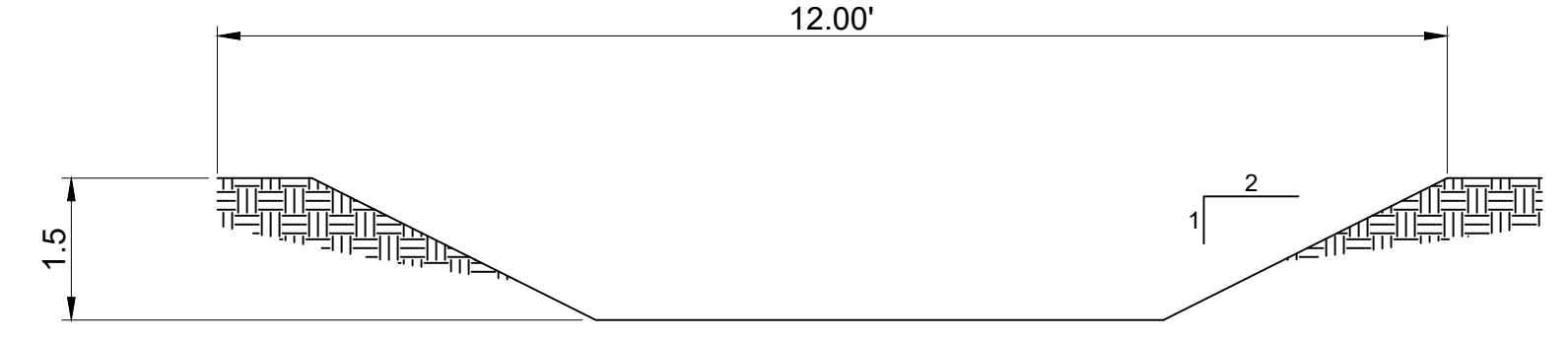
**VALLEY GUTTER SECTION**  
NTS



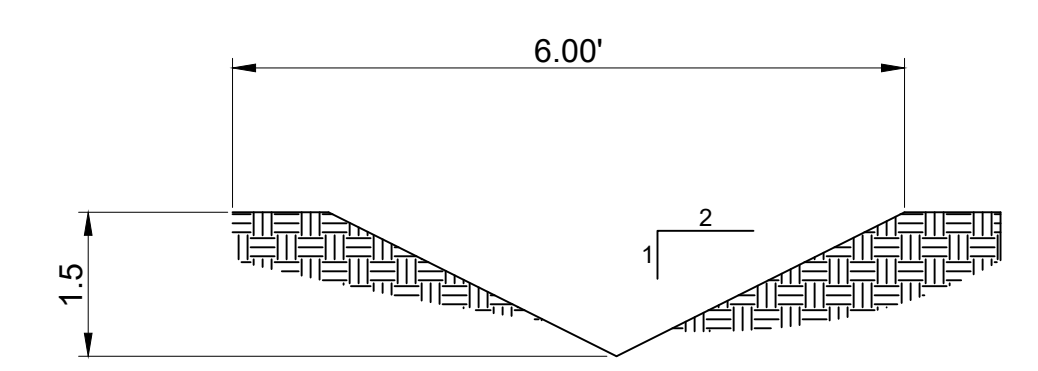
**STREET SECTION**  
NOT TO SCALE



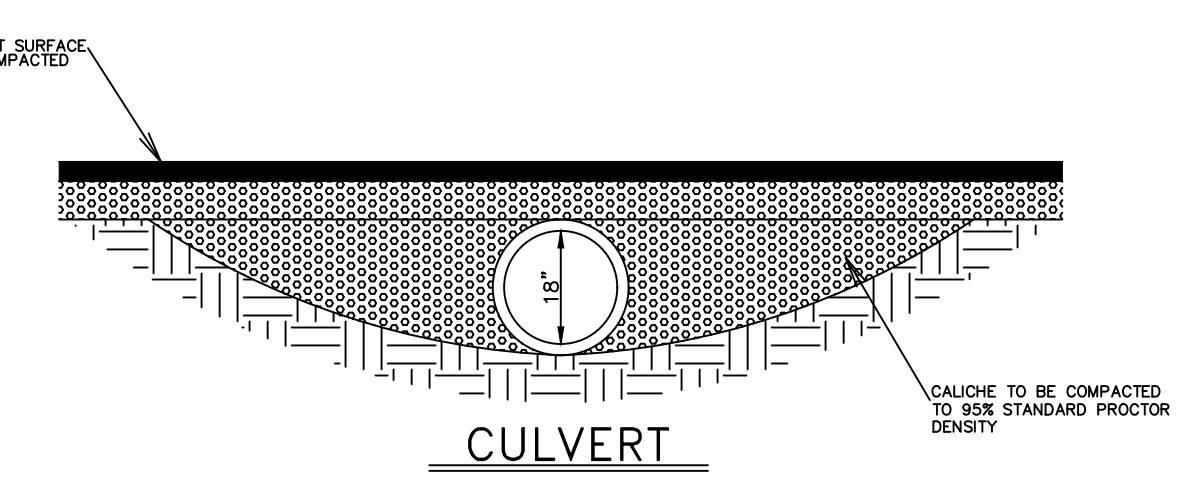
**CROSS-SECTION A**  
DETENTION AREA  
LENGTH: 766 FT.  
VOLUME: 14,754 CF



**CROSS-SECTION B**  
ROADSIDE DITCH  
LENGTH: 190 FT.  
VOLUME: 2565 CF



**CROSS SECTION C**  
ROADSIDE DITCH ARC  
LENGTH: 65 FT.  
VOLUME: 292 CF

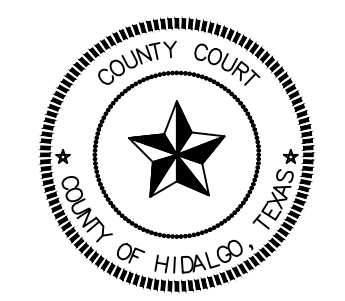


**CULVERT**

← LOT GRADING  
← FLOW DIRECTION OF WATER

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ XXXXXX
DRAINAGE IMPROVEMENTS:	\$ XXXXXX
PAVING IMPROVEMENTS:	\$ XXXXXX
SEPTIC TANK (OSSF):	\$ XXXXXX



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY