



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-17-2024

PROPOSED DG VALVERDE SUBDIVISION PRECINCT No. 1.

ENGINEER: AEC ENGINEERING, LLC. DEVELOPER: THE OVERLAND GROUP

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF VALVERDE ROAD, (FM 1423), APPROXIMATELY ¼ OF A MILE SOUTH OF TRENTON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-01-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO VALVERDE ROAD

H.C.R.O.W. FINAL APPROVAL DATE: 9-26-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-27-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: VALVERDE ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 10-10-2024: 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: N/A

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

**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.

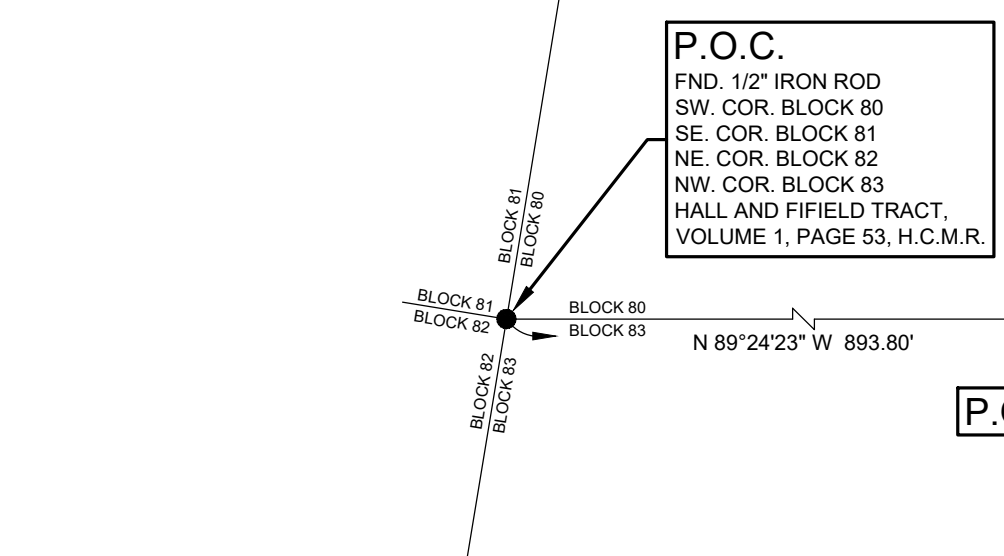
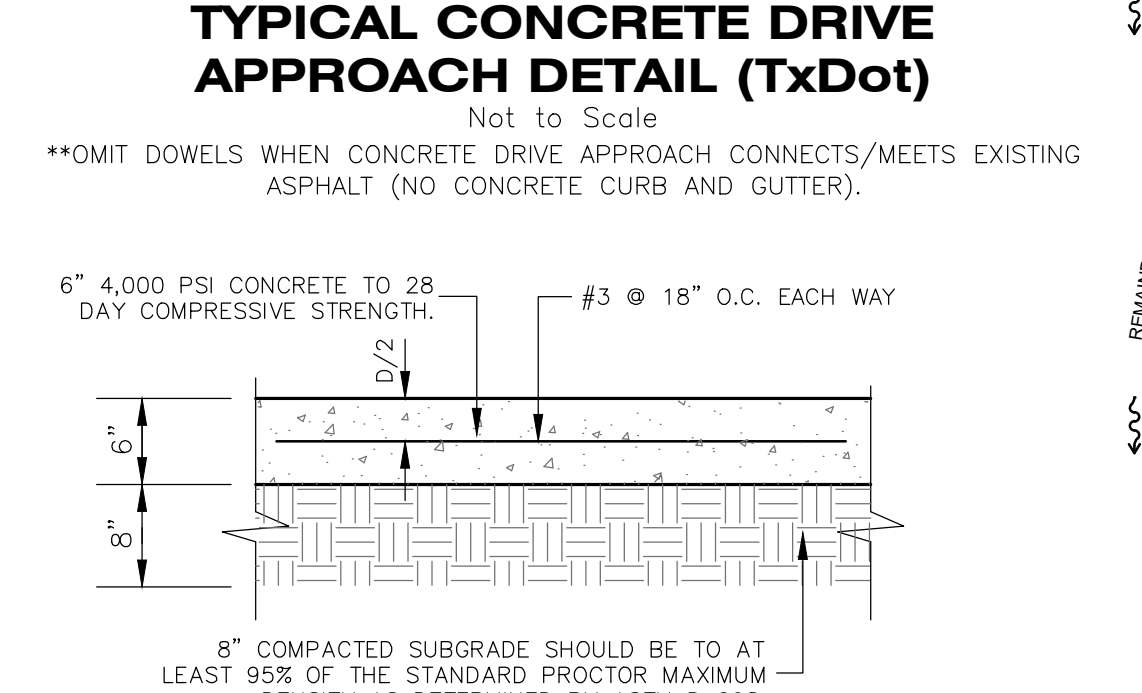
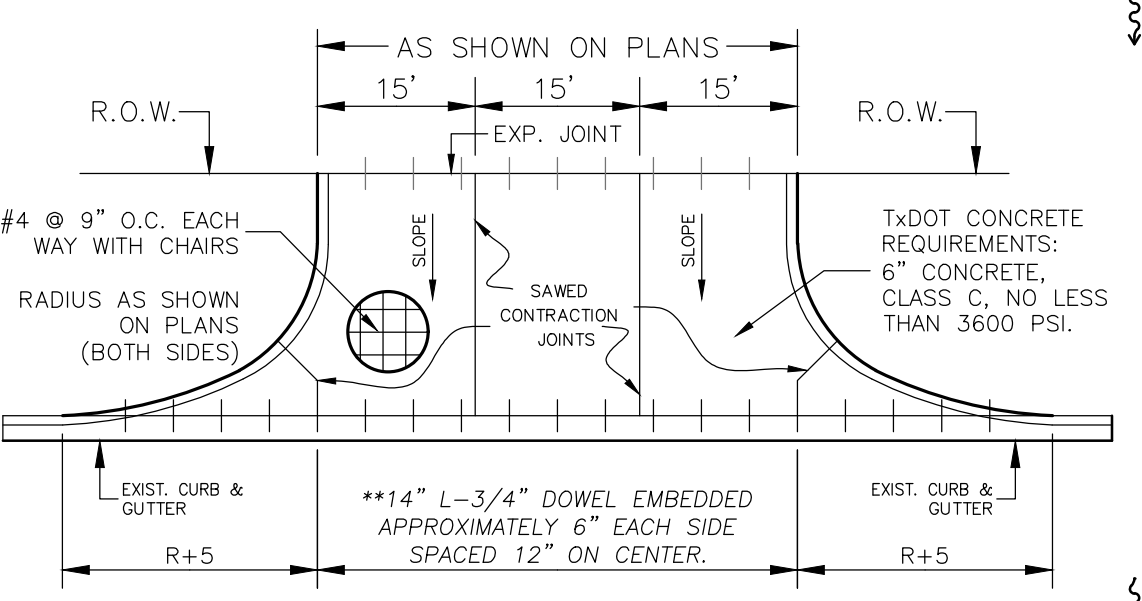


BASIS OF BEARING:  
 NORTH AMERICAN DATUM OF 1983 (NAD 83)  
 TEXAS STATE PLANE GRID COORDINATE SYSTEM  
 F.P.S. 4205, TEXAS SOUTH, U.S. FOOT.  
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**MAP LEGEND**

- FOUND #4 REBAR
- SET #4 REBAR
- BENCHMARK: TOP OF CONCRETE AT DRAIN DITCH  
 NORTHING: 16614811.9700  
 EASTING: 1123233.8430  
 ELEVATION: 84.30

APPROXIMATE STORM RUNOFF STORAGE CAPACITY DETENTION AREA "A": 33,480 C.F.  
 APPROXIMATE STORM RUNOFF STORAGE CAPACITY DETENTION AREA "B": 1,099 C.F.  
 APPROXIMATE TOTAL STORM RUNOFF STORAGE CAPACITY PROVIDED: 34,579 C.F.



DRAINAGE STATEMENT FOR  
 DO VAL VERDE SUBDIVISION  
 HIDALGO COUNTY, TEXAS (CITY OF DONNA'S 5-MILE ET.)  
 DECEMBER 15, 2023, REVISED JANUARY 29, 2024

PROJECT LOCATION AND DESCRIPTION  
 PROPOSED DO VAL VERDE SUBDIVISION IS A 2.82-ACRE (GROSS) TRACT OF LAND (2.04-ACRE NET), MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS (CITY OF DONNA'S 5-MILE ET.) OUT OF AND FORMING A PART OR PORTION OF BLOCK 80, "HALL AND FIELD TRACT" SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE WEST SIDE OF VAL VERDE ROAD (F.M. 1423), APPROXIMATELY 1/4 OF A MILE NORTH OF ALBERTA ROAD.

SOILS INFORMATION  
 ACCORDING TO THE USDA NRCS SOIL SURVEY OF HIDALGO COUNTY, TEXAS, THE SOILS IN THIS SITE ARE LABELED AS 2B WHICH ARE IN HYDROLOGIC GROUP B. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION.

DRAINAGE PATTERN DETERMINATION  
 THE NATURAL TOPOGRAPHY IN THIS SITE INDICATES THAT STORM WATER RUNOFF FLOWS IN A SOUTHERLY DIRECTION. AS PER THE STORM DRAINAGE DESIGN FOR THIS SITE, STORM WATER RUNOFF WILL BE DETAINED INTO TWO DETENTION AREAS, WHICH ARE LOCATED AT THE WEST AND SOUTH SIDES OF THIS SITE, WITH DETENTION CAPACITIES OF APPROXIMATELY 1,099 AND 33,480 CUBIC FEET, RESPECTIVELY. COMBINING A TOTAL DETENTION CAPACITY OF APPROXIMATELY 34,579 CUBIC FEET, WHICH REPRESENTS AN ADDITIONAL DETENTION CAPACITY OF 24,248 CUBIC FEET (70.2%), THE LARGEST DETENTION AREA (SOUTH SIDE OF THIS SITE) HAS A STORAGE CAPACITY OF 33,480 C.F., WITH ITS BOTTOM SET AT THE ELEVATION 79.00, AND THE FLOW LINE ELEVATION OF THE 24" RCP (OUTFALL) IS SET AT THE ELEVATION 80.50 (SEE "PAVING AND GRADING PLAN WITH EXISTING CONTOURS" AND "PROPOSED CONTOURS" PLANS).

AS PER ENGINEERED CALCULATIONS, THIS PROPOSED 2.82-ACRE (2.04-ACRE NET) DEVELOPMENT SHALL DETAIN NO LESS THAN 10,331 CUBIC FEET (0.24 AC-FIT) OF STORM WATER RUNOFF CUMULATIVELY. THE VOLUME WAS OBTAINED USING THE WEIGHED C.V. VALUES AS NOTED ON THE ATTACHED CALCULATIONS. THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDING HAS BEEN ESTABLISHED TO BE AT ELEVATION 82.70, WHICH IS APPROXIMATELY 2 FEET ABOVE THE ASPHALT ELEVATION OF VAL VERDE ROAD (F.M. 1423). POST CONSTRUCTION STORM WATER RUNOFF FROM THE PARKING LOT IS CONSIDERED TO BE WEST, AND SOUTH PROPOSED DETENTION AREAS, AND SOUTH PROPOSED DETENTION AREAS, AS WELL AS APPROXIMATELY 1 LINEAR FEET OF 12" RCP PIPE. THE FINAL STORM WATER RUNOFF DISCHARGE IS INTO AN EXISTING DRAIN DITCH LOCATED AT THE SOUTH SIDE OF THIS SITE (TO BE DEDICATED TO AND MAINTAINED BY H.C.D.D. No. 1, AS PER PENDING INTERLOCAL AGREEMENT) VIA 76.50 FEET OF 24" RCP, WHICH WILL BE CHOKED AT THE DISCHARGE STRUCTURE UTILIZING AN 8 FEET LONG SEGMENT OF 12" RCP AND CONCRETE FILL AS PER H.C.D.D. No. 1 REQUIREMENTS. THE 24" RCP PIPE WILL DISCHARGE AT A RATE OF 1.81 CFS @ 1.00' H<sub>2</sub>O (1.113189 X 1.1002 X 0.310000) X 0.915018 = 0.54 FEET PER SEC. @ 2.25'. THE VOLUME OF THE PROPOSED DETENTION AREAS IS COMPUTED WITH THE AID OF CIVIL3D, WHICH UTILIZES SURFACES TO CALCULATE "CUT OR FILL," DEPENDING ON THE NEEDS OF THE PROJECT. THE VOLUME OF THE DETENTION AREA LOCATED AT THE SOUTH SIDE OF THE SITE IS REFERRED TO AS THE "LARGE DETENTION VOLUME," WHILE THE VOLUME OF THE DETENTION AREA LOCATED AT THE WEST SIDE OF THE SITE IS REFERRED TO AS THE "SMALL DETENTION VOLUME" (SEE ILLUSTRATIONS INCLUDED IN APPROVED DRAINAGE REPORT).

NECESSARY DETENTION QUANTIFICATION  
 AS PER THE CITY OF DONNA, AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICES, THE SITE WILL DETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS, BASED ON A 50-YEAR STORM EVENT WITH A PRE-DEVELOPMENT RELEASE RATE AS INDICATED BELOW.

AS PER THE ATTACHED ENGINEERED CALCULATIONS, THIS 1.41-LOT COMMERCIAL SUBDIVISION SHALL DETAIN NO LESS THAN 10,331 C.F. OF STORM WATER RUNOFF CUMULATIVELY FOR THE 2.82-ACRE TRACT OF LAND. SEE QUANTIFICATIONS BELOW:

PRE-DEVELOPMENT QUANTIFICATIONS  
 SITES CURRENT CONDITION: NEARLY BARE AND UNTILLED SOILS.  
 Q = 2.39 C.F.S.  
 I = 5.96 INHR  
 T<sub>0</sub> = 22.89 MIN.

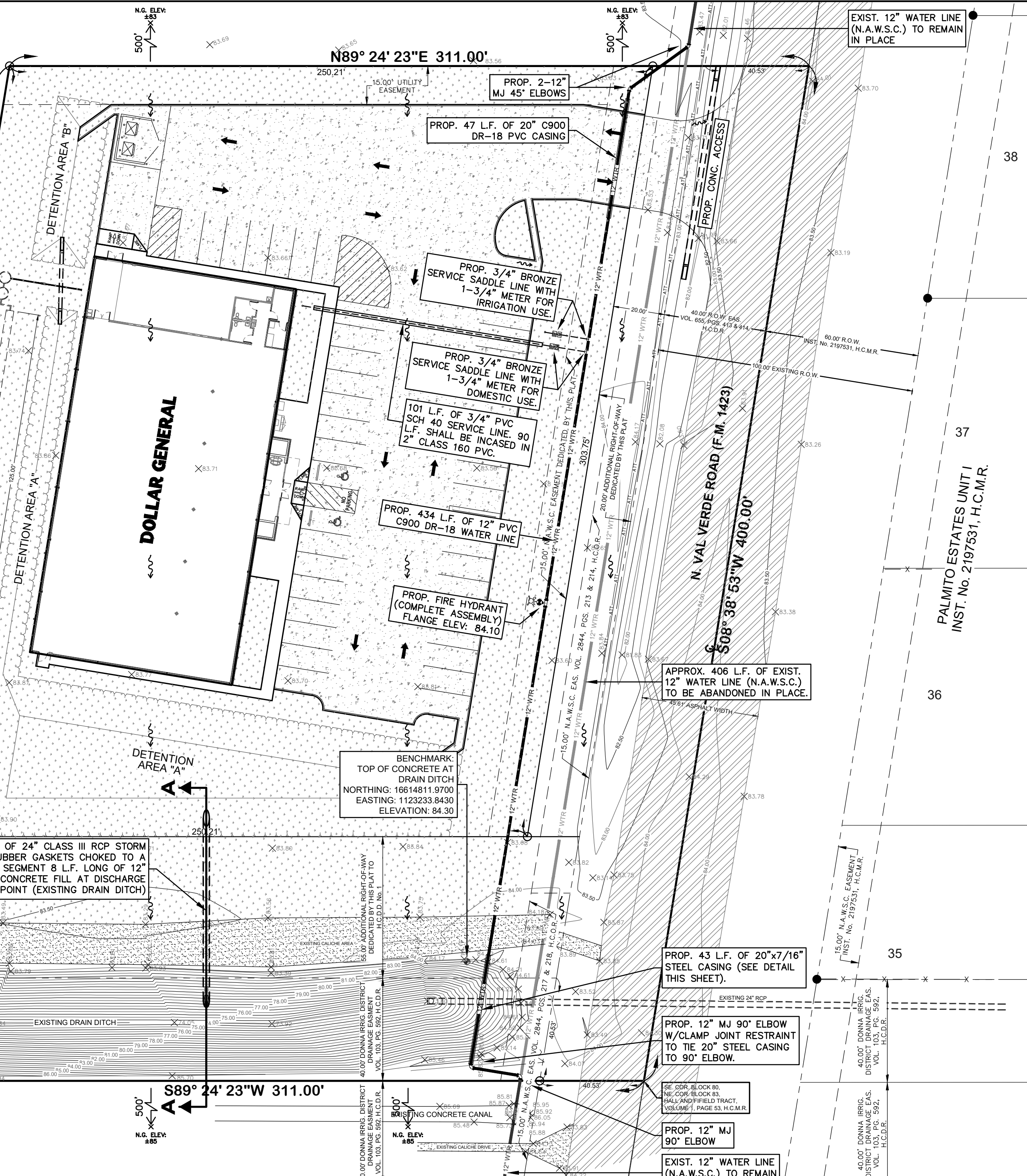
POST-DEVELOPMENT QUANTIFICATIONS  
 UPON SITE DEVELOPMENT, IT WILL BE A 1-LOT COMMERCIAL SUBDIVISION.  
 Q = 10.79 C.F.S.  
 I = 10.55 INHR  
 T<sub>0</sub> = 10.88 MIN.

THE PRE-DEVELOPMENT FLOW RATE AVERAGES 2.39 C.F.S. WHILE THE POST DEVELOPMENT FLOW RATE AVERAGES 10.79, CREATING AN INCREMENTAL AVERAGE FLOW RATE OF 8.40 C.F.S. THE INCREMENTAL FLOW RATE WILL BE HANDLED BY THE STORM SEWER IMPROVEMENTS AS PREVIOUSLY DESCRIBED. SITE DRAINAGE AND DETENTION IMPROVEMENTS FOR THIS PROPOSED DEVELOPMENT WILL CONFORM TO CURRENT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ORDINANCES AND/OR POLICIES AND APPROVED BY THE CITY OF DONNA, TX AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

THE INFORMATION PROVIDED IN THIS DRAINAGE REPORT IS INFORMATION PREPARED UNDER THE DIRECTION AND SUPERVISION OF CARLOS GARZA, P.E., P.G.

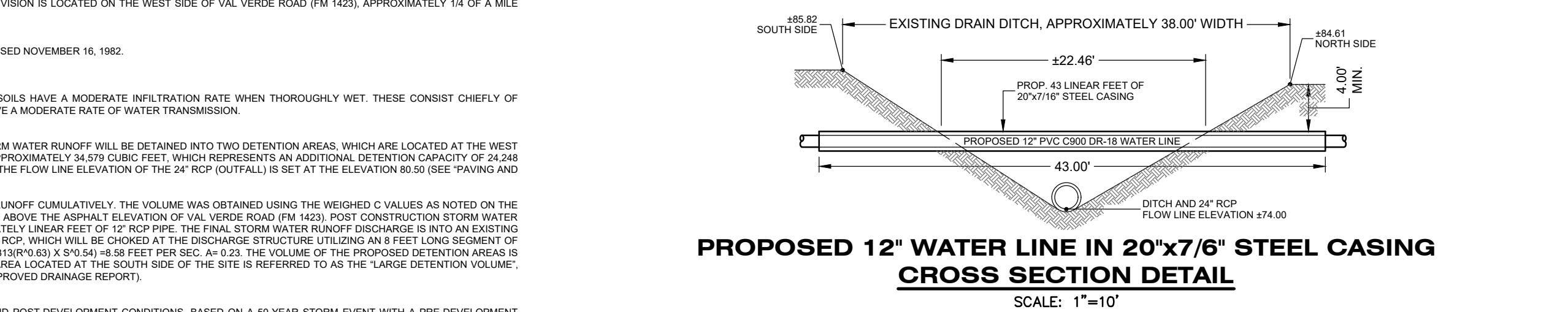
BY MY SIGNATURE, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING) AS PER FIRM PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1992. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING.

DRAINAGE REPORT WAS APPROVED BY THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, ON FEBRUARY 1, 2024.

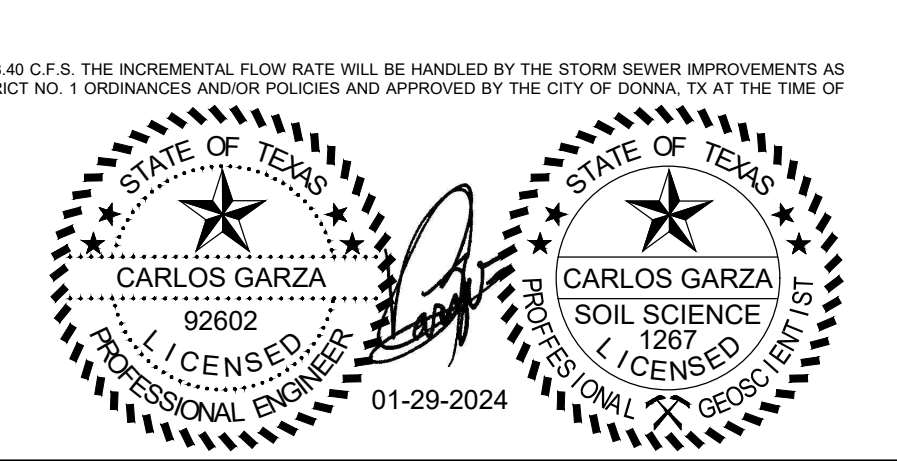


244.89'  
 LATIN AMERICAN LUTHERAN SYNOD INC.  
 DOC. No. 3222158, H.C.O.R.

**MAP OF TOPOGRAPHY, PAVING, STORM DRAINAGE, WATER DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM**

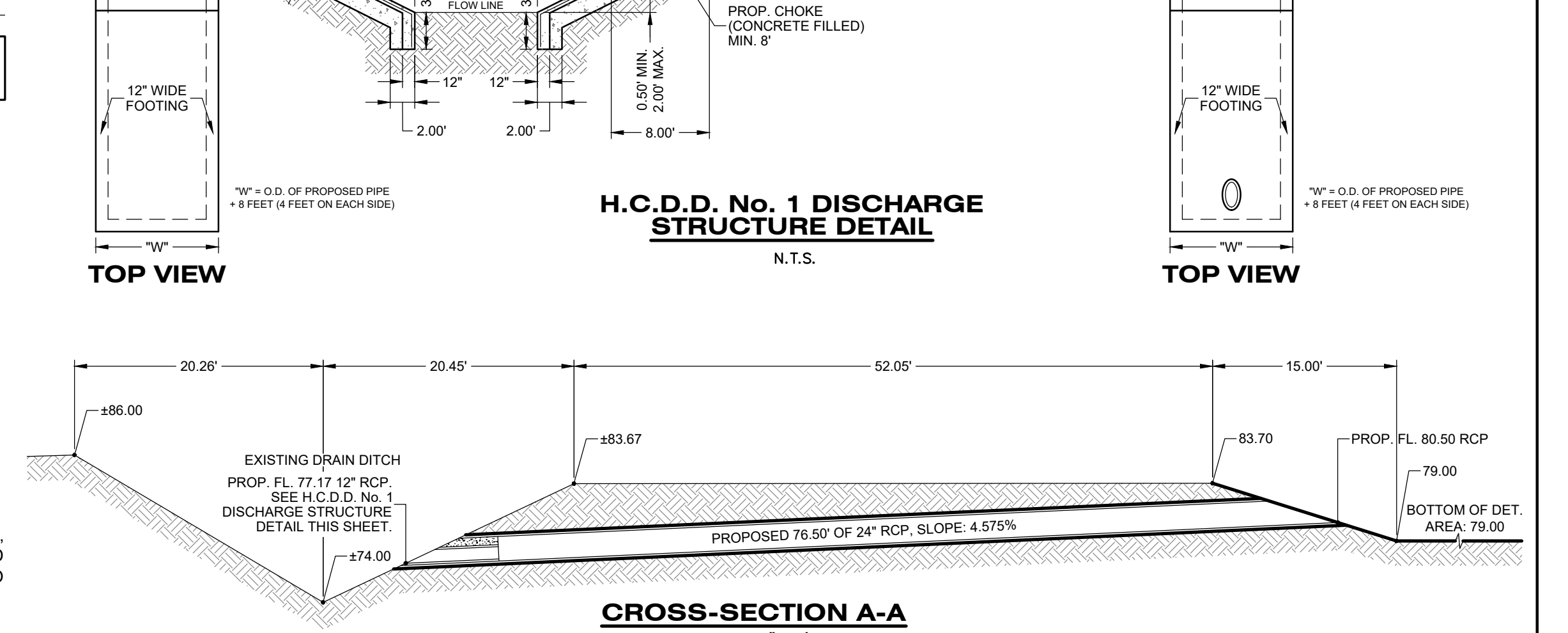
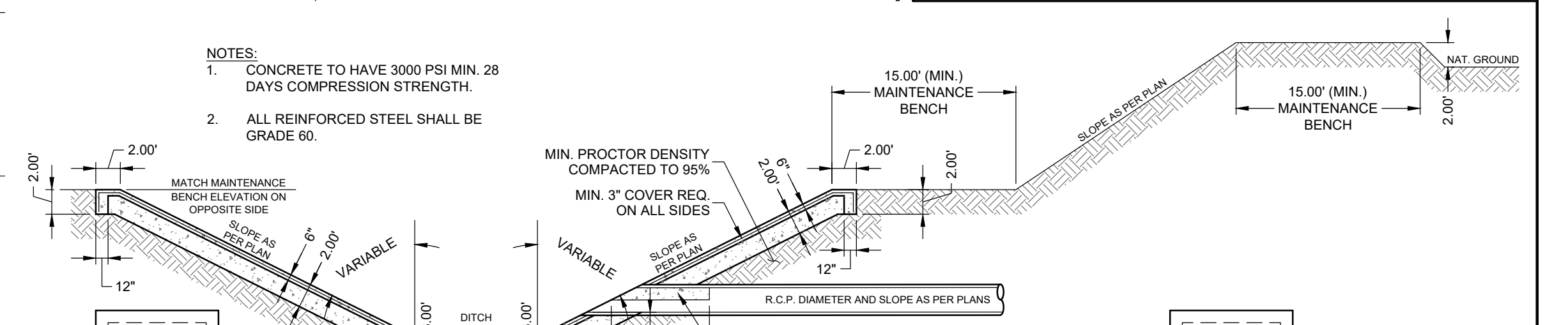
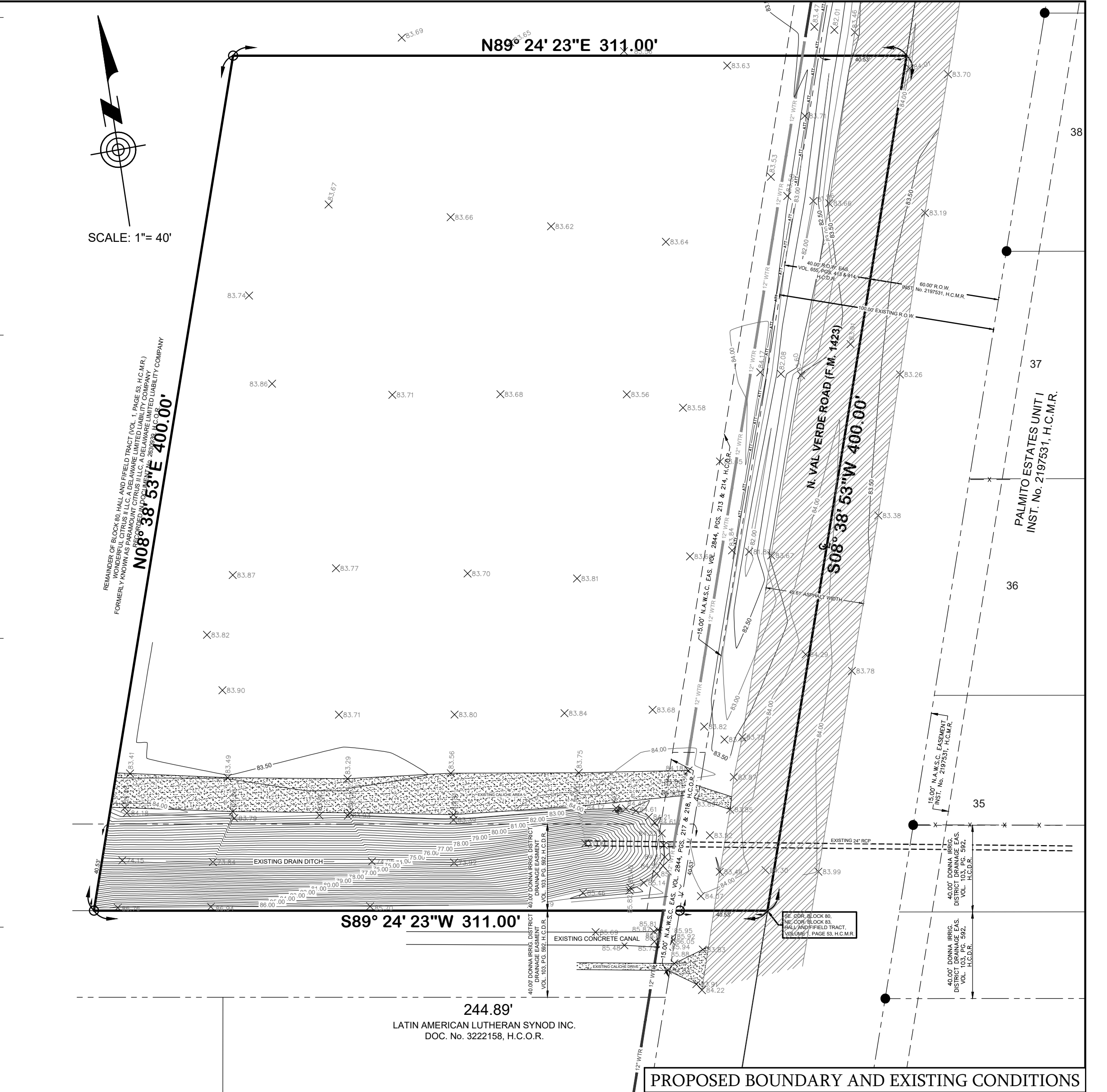


**DG VAL VERDE SUBDIVISION**  
 1 COMMERCIAL LOT  
 A 2.82-ACRE (122,785.26 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF BLOCK 80, "HALL AND FIELD TRACT" SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.



FILE 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



JOB # 1456.044 Date: July 9, 2024 Drawn by: J. d' Z. SHEET 2 OF 2

PRINCIPAL CONTACTS:

CITY:	DONNA	307 S. 12TH STREET, DONNA, TX 78537	PHONE: (956) 464-3314
COUNTY:	HIDALGO	2818 BUSINESS HWY 281, EDINBURG, TX 78539	PHONE: (956) 318-2840
DEVELOPER:	THE OVERLAND GROUP	1906 E. BATTLEFIELD, SPRINGFIELD, MO 65804	PHONE: (417) 293-3332
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 380-5154