



MEETING DATE: July 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 8, 2025 – Preliminary construction plans submitted to the City and first review by the Staff Review Committee.
- June 18, 2025 – Application and revisions to the plans and utility layouts were submitted for review.
- June 26, 2025 – Final review of plat and construction plans deemed complete by SRC.
- July 16, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- July 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- The proposed The Groves at Moorefield Subdivision consists of 52 single-family residential lots and it is located along the East side of N. Moorefield Road approximately 500 feet South of Tiffany Drive.
- This project will be required to comply with all the land use and infrastructure planning requirements.
- The proposed subdivision is consistent with the surrounding single-family residential district area.
- Water (Interlocal Agreement) and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the recording of the plat.
- The proposed Hill Crest Drive, a public street, will connect to the existing Hill Crest Drive in the Tabasco Subdivision to the North of this development.
- The proposed lots are in line with the required lot sizes for R-1 zoning. The average lot size measures 55 feet by 125 feet with an area of 6,875 square feet.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Escrow cost to widen Moorefield Road, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



| | PLAT FEES |
|--|---|
| Name: <u>Hector Moreno - M2 Engineering</u> | 5 ACRE PLAT OR LESS.....\$400 |
| Address: <u>1810 E. Griffin Parkway</u> | 5+ ACRES.....\$500 |
| City: <u>Mission, Texas</u> | Re-Plat Filing/Review\$300 |
| Phone: <u>956-600-8628</u> | Separate Subdivision variance/open cuts, etc. \$150 |
| Subdivision Name: <u>The Grove on Moorefield</u> | P&Z Date: _____ City Council Date: _____ |

| | | |
|--|-----------------------|-------------------------|
| Urban (City) <input checked="" type="checkbox"/> | Suburban ETJ _____ | Rural ETJ _____ |
| Zone: <u>R-1</u> | Water Dist. _____ | School Dist. _____ |
| # of Lots: Residential <u>52</u> | Non-Residential _____ | Common Areas/Lots _____ |
| Water CCN: <u>SWSC</u> | LJWSC _____ | MUD _____ |

| WATER | | SEWER | |
|---|-------------|--|----------------------------|
| <u>1,815</u> L. F. of <u>8-inch</u> | Water Lines | <u>1,939</u> L. F. of <u>8-inch</u> | Sewer Lines |
| _____ L. F. of _____ | Water Lines | _____ L. F. of _____ | Sewer Lines |
| Other: _____ | | Lift Sta: <u>N/A</u> | N/A-Septic Use: <u>N/A</u> |
| Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____ | | Other: _____ | |
| | | Suburban ETJ Only: MSR cost of Septic Tanks \$ _____ | |

| STREETS | | STORM SEWER | |
|--------------------------------------|--------------|------------------------------------|-------------|
| <u>1,450</u> L. F. of <u>32' B-B</u> | Wide Streets | <u>504</u> L. F. of <u>24-inch</u> | Storm Lines |
| _____ L. F. of _____ | Wide Streets | _____ L. F. of _____ | Storm Lines |
| Other: _____ | | _____ L. F. of _____ | Storm Lines |

[illegible]

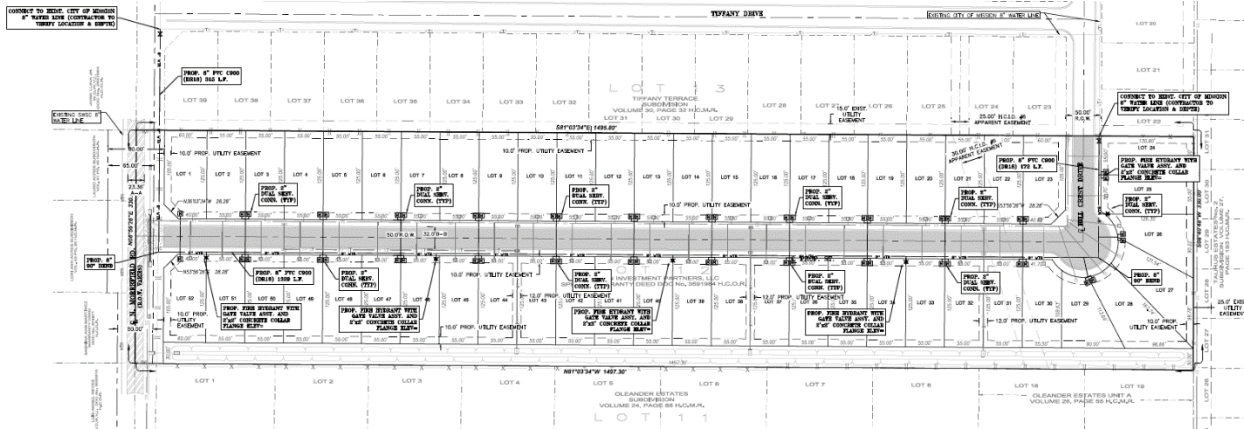
AERIAL



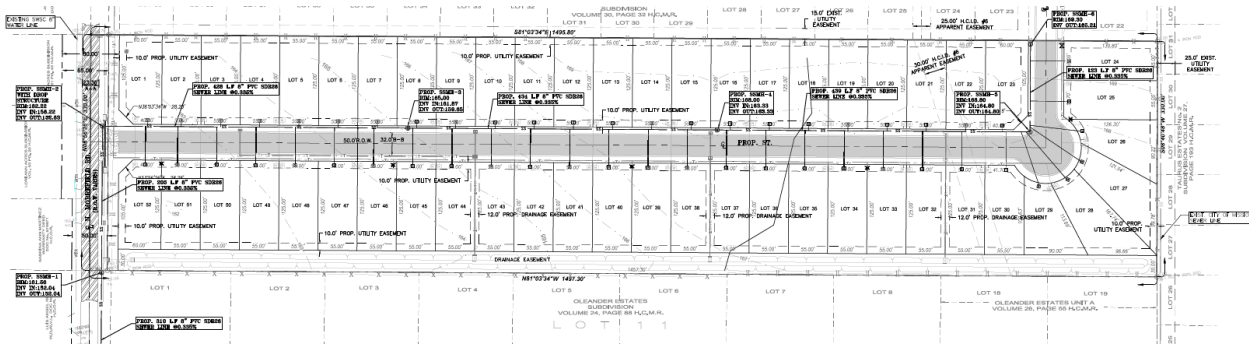
PHOTOS OF THE SUBJECT PROPERTY



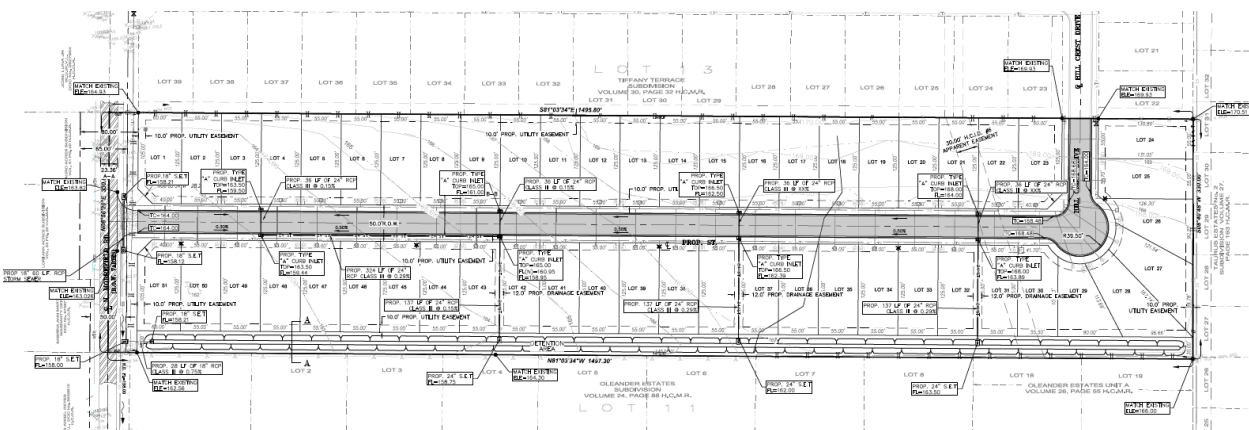
UTILITY LAYOUTS



WATER DISTRIBUTION



SANITARY SEWER



STORM DRAINAGE

DRAINAGE REPORT



CITY OF
MISSION

Norie Gonzalez Garza, Mayor
Ruben Plata, Mayor Pro-Tem
Jessica Ortega, Councilwoman
Marissa Ortega Gerlach, Councilwoman
Alberto Vela, Councilman
Mike R. Perez, City Manager

June 13, 2025

Mr. Raul Sesin, General Manager
Hidalgo County Drainage District No. 1
902 N. Doolittle Road
Edinburg, TX 78541

RE: The Grove on Moorefield Subdivision

Dear Mr. Sesin

City of Mission staff has reviewed and approved the proposed **DRAINAGE LAYOUT FOR THE GROVE ON MOOREFIELD SUBDIVISION**. The proposed plat is a subdivision of fifty-one (51) Single-family residential lots out of A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records. The proposed drainage report calls for 44,115 CF of stormwater to be detained on site. The proposed drainage report shows a retention pond will be installed to capture and retain stormwater from the site with a capacity of 56,970 CF. The City of Mission has reviewed the Drainage report and the proposed retention pond has been accepted for the proposed subdivision.

If you have any questions, feel free to call me at 956-580-8780.

Respectfully,

Edgar Gonzalez
City of Mission
Engineering Department

DRAINAGE REPORT

Drainage Statement

The Grove on Moorefield Subdivision

Project Location

A Tract of Land containing 11.337 gross acres situated in the County of Hidalgo, Texas, being all of Lot 12, New Caledonia Subdivision Unit 1, According to the Plat thereof recorded in Volume 6, Page 19, Hidalgo County Map Records.

Flood Plain

The site is located within Zone "C", Areas of minimal flooding. (No shading). Based on Community FIRM Panel No. 480334 0400 C, Map Revised November 16, 1982.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo fine sandy loam; 1 to 3 percent slopes and Cuevitas-Randado complex; 0 to 3 percent slopes. Hidalgo fine sandy loam is classified as well drained and belongs to Hydrologic Group B and Cuevitas-Randado is classified as well drained and belongs to Hydrologic Group D.

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------------|----------------|
| 26 | Hidalgo fine sandy loam, 1 to 3 percent slopes | 10.9 | 96.4% |
| 51 | Cuevitas-Randado complex, 0 to 3 percent slopes | 0.2 | 1.6% |
| Totals for Area of Interest | | 11.1 | 100.0% |

Undeveloped Conditions

The featured project site consists of a 11.03 net acre tract of land located approximately 500-feet South of Tiffany Drive/N. Moorefield Road intersection in Mission, Texas. The undeveloped flow drains at a rate of 9.26 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. The Grove on Moorefield Subdivision will feature fifty-one (51) single-family lots over the 11.03 net acre tract in the City of Mission, Texas. The required detention for a 50-year frequency storm event for the development is 1.01 acre-feet (44,115 CF) at a peak runoff rate of 38.34 CFS, a 29.08 CFS increase due to the proposed future single-family improvements. The proposed on-site detention pond is designed to discharge at a rate not exceeding the 10-year storm event runoff under existing conditions. The outflow will be directed into a roadside swale along Moorefield, which ultimately conveys the flow South to an existing City of Mission storm curb inlet located on W Mile 2 Road.



6/12/2025