

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: Abrego & Sons, Inc.
 Address: P.O. Box 4411
 City: Mission, TX 78572
 Phone: c/o (956) 381-0981
 Subdivision Name: _____
Abrego Abodes Subdivision

5 ACRE PLAT C
 5+ ACRES..... 1201 E. 8TH ST
 Re-Plat Filing/R
 Separate Subdi
 P&Z Date: _____

15075601
 REC#: 06592332 3/20/2026 2:38 PM
 OPER: RA TERM: 053
 REF#: 4157
 TRAN: 950.0000 BUSINESS LICENSE
 20260261-03/20/26 ABREGO & SONS INC
 ABREGO ABODES SUBD 400.00CR

Urban (City) X Suburban ETJ _____
 Zone: R1-T Water Dist. UID
Sharyland ISD

TENDERED: 400.00 CHECK
 APPLIED: 400.00-
 CHANGE: 0.00

of Lots: Residential 6 Non-Residential _____
 Water CCN: SWSC LJWSC MUD

WATER CONSERVATION STAGE 2
 THANK YOU AND HAVE A GREAT DAY!

WATER

See Plans L. F. of _____ Water Lines
 _____ L. F. of _____ Water Lines

Other: _____

Suburban MSR cost of water meters &
 ETJ Only: Membership costs \$ _____

SEWER

See Plans L. F. of _____ Sewer Lines
 _____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
 \$ _____

STREETS

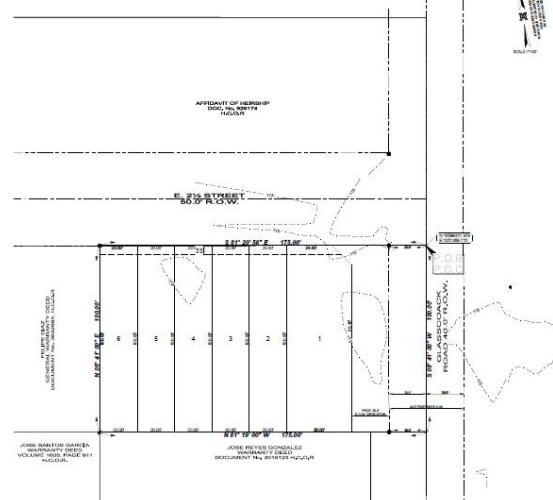
See Plans L. F. of _____ Wide Streets
 _____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

See Plans L. F. of _____ Storm Lines
 _____ L. F. of _____ Storm Lines
 _____ L. F. of _____ Storm Lines

MAP OF
ABREGO ABODES SUBDIVISION
0.400 OF AN ACRE BEING OUT OF JOHN H. SHARY, LOT 182,
VOLUME 1, PAGE 17 H.C.O.R.,
CITY OF MISSION,
HIDALGO COUNTY TEXAS.



Lot #	SQ. FT.	Area
2	2000.00	0.040
3	2000.00	0.040
4	2000.00	0.040
5	2000.00	0.040
6	2000.00	0.040

R.O.W. - RIGHT OF WAY
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING



THE M F F A
M
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
170 W. 9th St. 227 S. 7th St. 5187
EAST AURORA, IL 60127
H (708) 401-0001 F (708) 401-0000
C (708) 401-0000 P (708) 401-0001
C • M • E • S • E • E
meh@mhenet.com

- [illegible]

SITES AND BOUNDS: LOCATION

- [illegible]

[illegible]

ADDRESS: _____
JULIO ANTONIO, PRESIDENT
PO BOX 6411
MEXICO, TEXAS 78102

STATE OF TEXAS
COUNTY OF HALLARD

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JESSE JESSE, and PROVIDED ME THROUGH HIS TRUST DEPARTMENT OF PUBLIC SAFETY DIVISION, LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND SIGNED BY ME, FIRST DULY SWORN AND DECLARED THAT THE INSTRUMENT TRANSMITTED TO ME AND ACCEPTED AND ACKNOWLEDGED THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

THE STATE OF TEXAS
COUNTY OF HEDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT FROM

DATE: _____ DAY: _____

REPORT PREPARED BY: JAMES D. JONES, PROFESSIONAL ENGINEER No. 12602
STATE OF TEXAS

DATE PREPARED: 02/19/03
ENGINEERING JOB No. 017100



STATE OF TEXAS

I, ROBERTO N. TAMAYO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY YIELDS FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND

DATED THIS 10 DAY OF NOVEMBER 2010

STATE OF TEXAS
DATE SURVEYED: 11/06/08
SURVEYED BY: J. L. WITT

STATE OF TEXAS
COUNTY OF _____

THIS PLAN OF REVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MINNEAPOLIS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON 5th DAY OF _____, 20__.

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UNDER LOCAL GOVERNMENT CODE 211.015(1)(B), THE UNDERSIGNED CERTIFY THAT THIS PLAN OF ASSISTED SERVICES REVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLON.

WILLIAM LUTY OR MESSRS. _____ DATE _____

JOHN LUTY OR MESSRS. _____ DATE _____

APPROVED BY GRASSLAND DISTRICT

ENGINEERING STRUCTURES (DEFINED) ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

DALE G. SMITH, Ph.D., CFP®
 CHARTERED FINANCIAL PLANNER

ON THIS DAY _____ DAY OF _____ 20____

ATTEST:

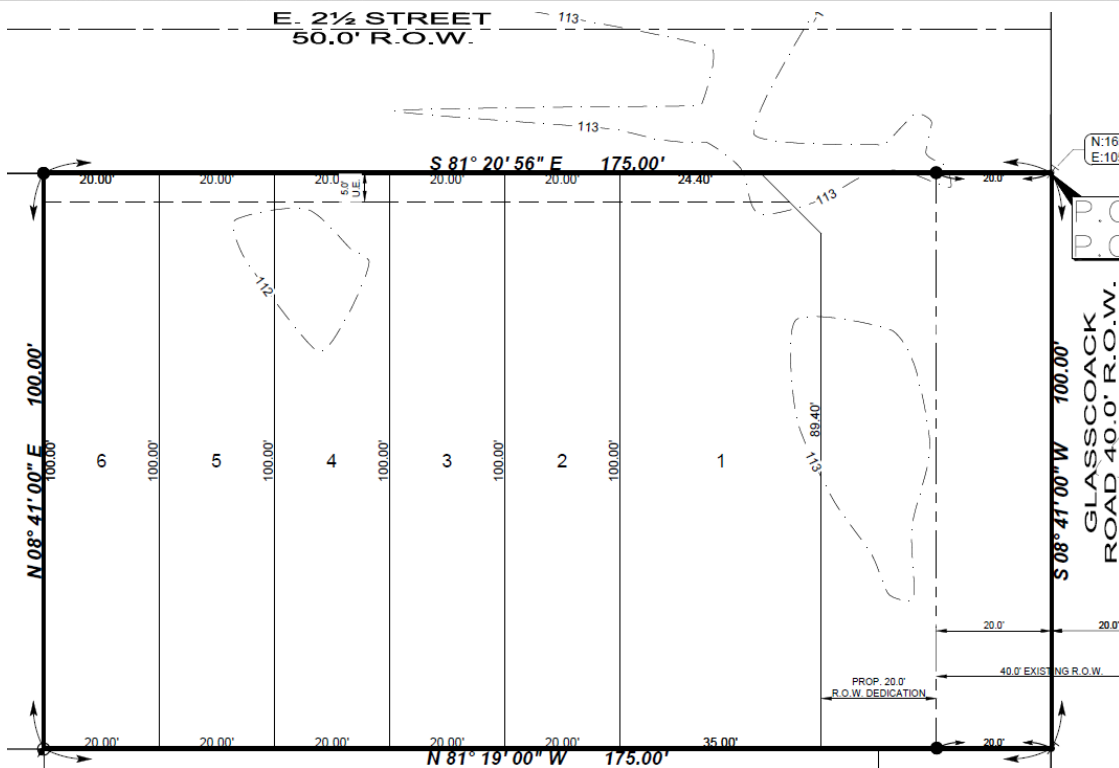


AMERICAN MUSICOLOGICAL ASSOCIATION

ARIZONA
HUALAQUI COUNTY CIRCUIT

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF NEWBOLD COUNTY, TEXAS

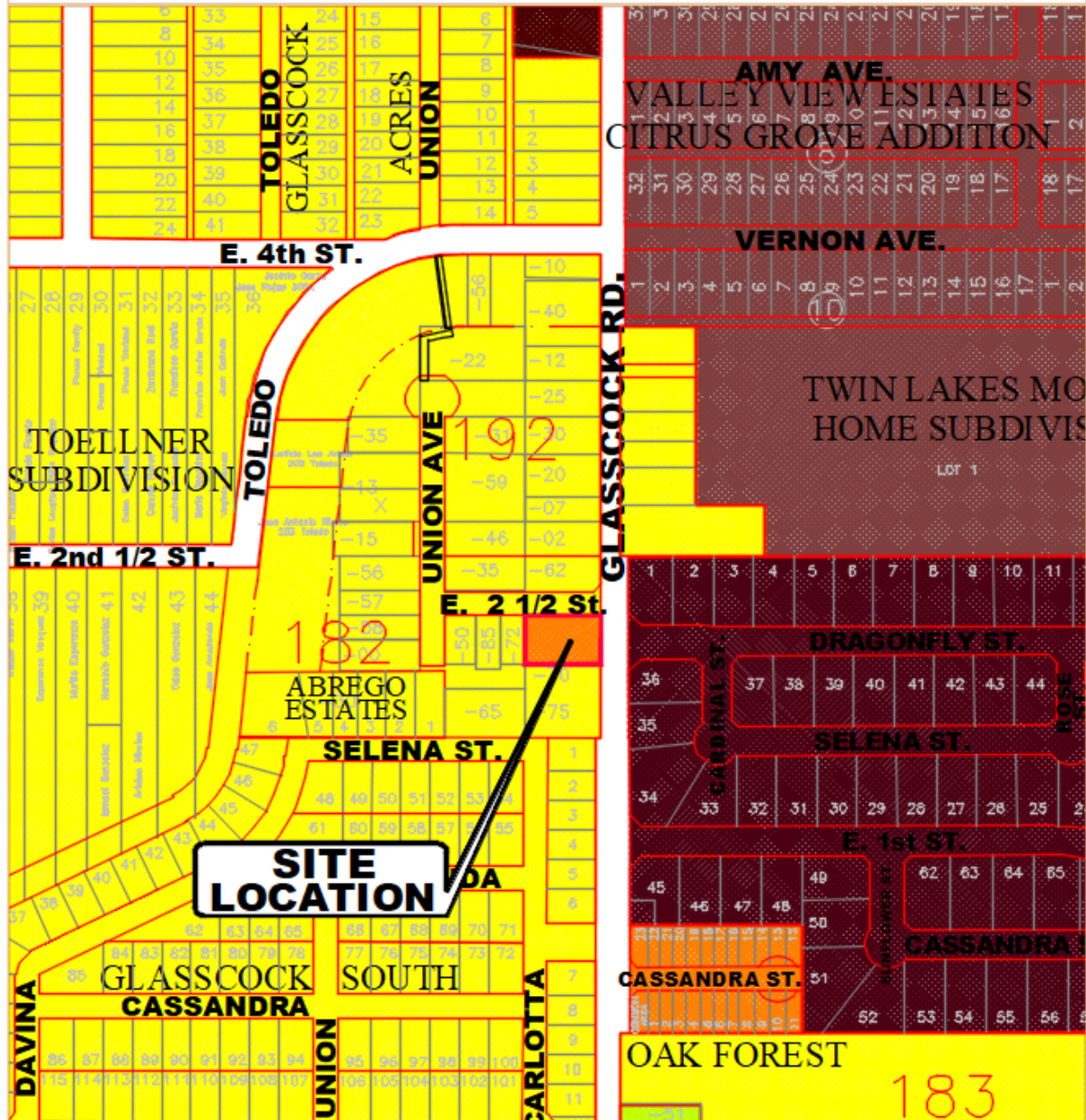
1



AERIAL



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN,

Drainage Statement
ABREGO ABODES SUBDIVISION
Project #25170.00 Date: May 7th, 20
Revised: June 29, 2026

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

[Signature]
H.C.D.D. NO. 1



07/06/26
DATE

ABREGO ABODES SUBDIVISION A tract of land containing 0.400 of an acres situated in the City of Mission, Hidalgo County, Texas, consisting of 0.4000 of an acres out of Lots 172 John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Official Records. This subdivision is in flood Zone "X" (Unshaded). Zone "X" (unshaded) are areas determined to be outside the 500-year floodplain. Community panel No. 480345 0005 C, Map Revised date: November 20, 1991. The property is located on the West side of Glasscock Road and approximately 2,145.00 linear feet North of Glasscock Road's intersection with E. Expressway 83. The property is currently open with a proposed use of 6 residential townhomes lots currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam 0 to 1 percent slopes, which are in Hydrologic Group "B". (31) Hidalgo-Urban land complex, 0 to 1 slope percent, which are in Hydrologic Group "B". And (54) Raymondville-Urban land complex, 0 to 1 percent slopes, which are in Hydrologic Group "C". For this report, we will use soil type "C", the most common soil on the site. These soils have moderate infiltration rates when thoroughly wet. (See excerpts from "Soil Survey of Cameron County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 0.52 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 2.29 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 1.77 c.f.s.

The proposed drainage for this subdivision shall consist of an on-site detention swale which will then sheet flow to the proposed curb and gutter on E 2 ½ Street and ultimately discharged into an existing Hidalgo County Drainage District No. 1 drain system.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the offsite improvements for this subdivision. Therefore, as per attached calculations, 1,670 cubic feet of detention will be required as per Hidalgo County Drainage District requirements.



[Signature]
Ruben James De Jesus, P.E. #126282

6 Jun 2024
Date:

VARIANCE REQUEST



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

City of Mission Planning & Zoning Dept.
Mr. Xavier Cervantes, Director of Planning & Zoning
1201 E 8th ST.
Mission, TX 78572

Re: Variance Request- Abrego Abodes Subdivision

Dear Mr. Cervantes,

On behalf of the developer, Abrego and Sons and regarding the above-mentioned subdivision, we are respectfully requesting the following variance from the City of Mission Subdivision Ordinance:

1. Mission, Texas - Code of Ordinances APPENDIX A - ZONING ARTICLE VIII. - USE DISTRICTS AND CONDITIONAL USES Section 1.372. - R-1T townhouse residential district: 5. Area requirements: c. Minimum lot frontage on a public street:

Proposed Lot Width is 20'.

Your consideration of this request is greatly appreciated. We would like to be included at your next available Planning and Zoning meeting. If you have any questions or need further information, please feel free to contact me at (956) 381-0981.

Respectfully,

MELDEN & HUNT, INC.



Ruben James De Jesus, P.E.
Vice President