



MEETING DATE: June 4, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Sendero Phase III Subdivision, being a resubdivision of 19.248 acres of land out of the South end of Porcion 52, PUD, Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 15, 2025 – Preliminary Conference to discuss proposed plat, construction plans, and application process with developer and engineer.
- May 22, 2025 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 29, 2025 – Final review of plat and construction plans deemed complete by SRC.
- June 4, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The property is part of a Master Plan.
- This site is currently open with a proposed use of 101 residential lots and 1 common area
- This subdivision will have access from Sendero Subdivision Phase I-B by an existing street (Moorefield Rd.) being a paved 32' B-B street within a 50' ROW. All other streets will comply with subdivision regulations and City standards.
- The sanitary sewer and main water lines will be extended and looped accordingly from the adjacent developments to and thru the subdivision to collect and provide service to all lots.
- Surface runoff from the lots and the proposed streets will be caught by inlets and conveyed into a proposed system of detentions ponds and discharge in the Perezville Drain. The Engineering Department has reviewed and approved the drainage report.
- The required Capital Sewer Recovery Fees (\$200xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be paid prior to subdivision recording.
- No Park Fees – Mike Rhodes dedication of land satisfies the park dedication ordinance.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

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

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|------------------------|---------------------|-------|
| RECORD OF VOTE: | APPROVED: | _____ |
| | DISAPPROVED: | _____ |
| | TABLED: | _____ |

| | |
|-------|-----------------|
| _____ | AYES |
| _____ | NAYS |
| _____ | DISSENTING_____ |

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: Rhodes Development, Inc.
 Address: 200 s. 10th Street, Suite 1700
 City: McAllen, TX 78501
 Phone: (956) 287- 2800
 Subdivision Name: _____
 Sendero Phase III

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
 5+ ACRES.....\$500
 Re-Plat Filing/Review\$300
 Separate Subdivision variance/open cuts, etc. \$150
 P&Z Date: _____ City Council Date: _____

Urban (City) X Suburban ETJ _____
 Zone: PUD Water Dist. HCID#18
 La Joya ISD _____

15075601
 1201 E. 8TH ST

of Lots: Residential 101 Non-Residential _____
 Water CCN: SWSC _____ LJWSC _____

REC#: 06301468 5/22/2025 2:09 PM
 OPER: RA TERM: 053
 REF#: 037217

WATER

3,154 L. F. of 8" Water Lines
 _____ L. F. of _____ Water Lines

Other: _____

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

3,423

TRAN: 550.0000 BUSINESS LICENSE
 20250419-05/22/25 RHODES DEVELOPMENT INC
 SENDERO PH III 500.00CR

TENDERED: 500.00 CHECK
 APPLIED: 500.00-

Lift Sta: _____

CHANGE: _____ 0.00

Other: _____

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

\$ _____

STREETS

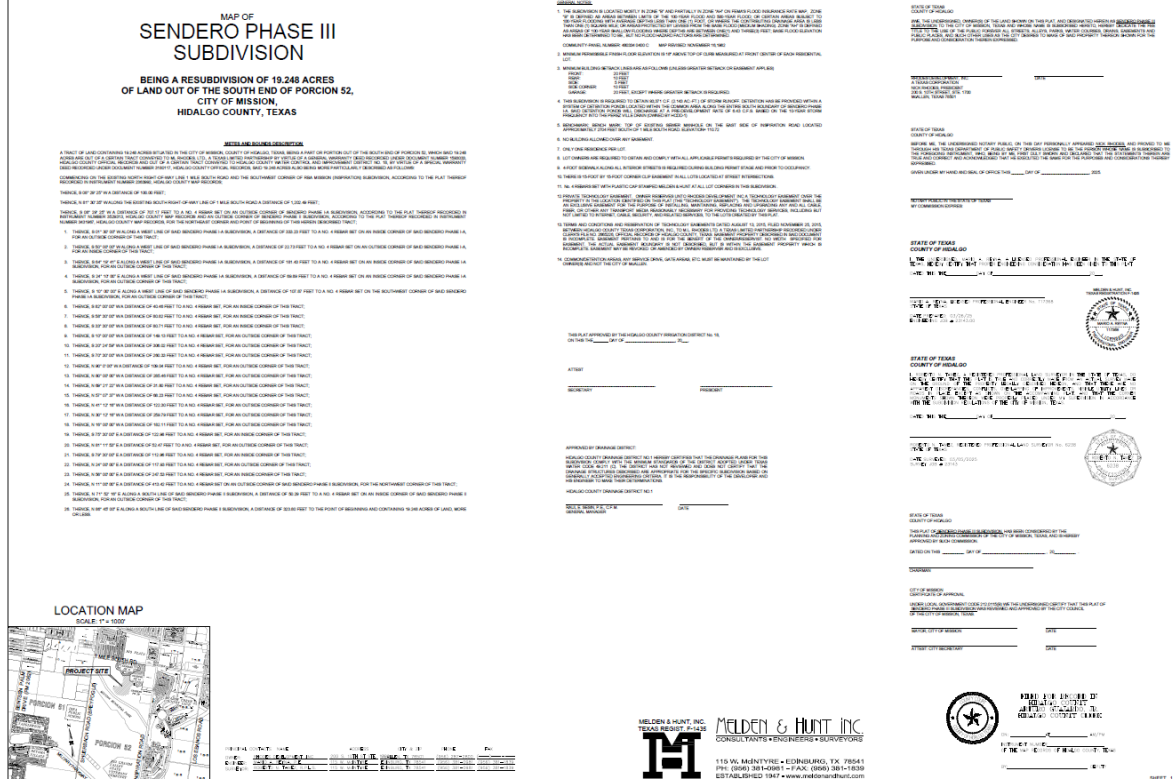
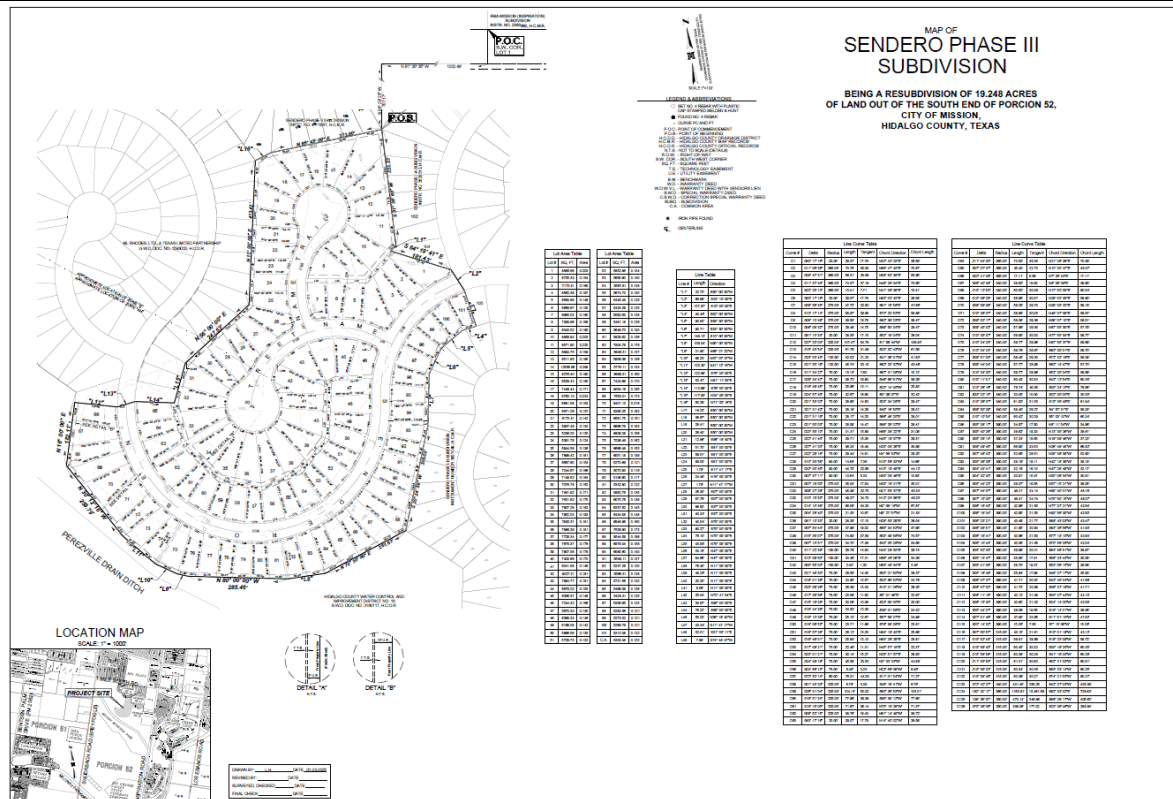
2,476 L. F. of 32' Wide Streets
 _____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

1,001 L. F. of 24" Storm Lines
587 L. F. of 30" Storm Lines
35 L. F. of 36" Storm Lines

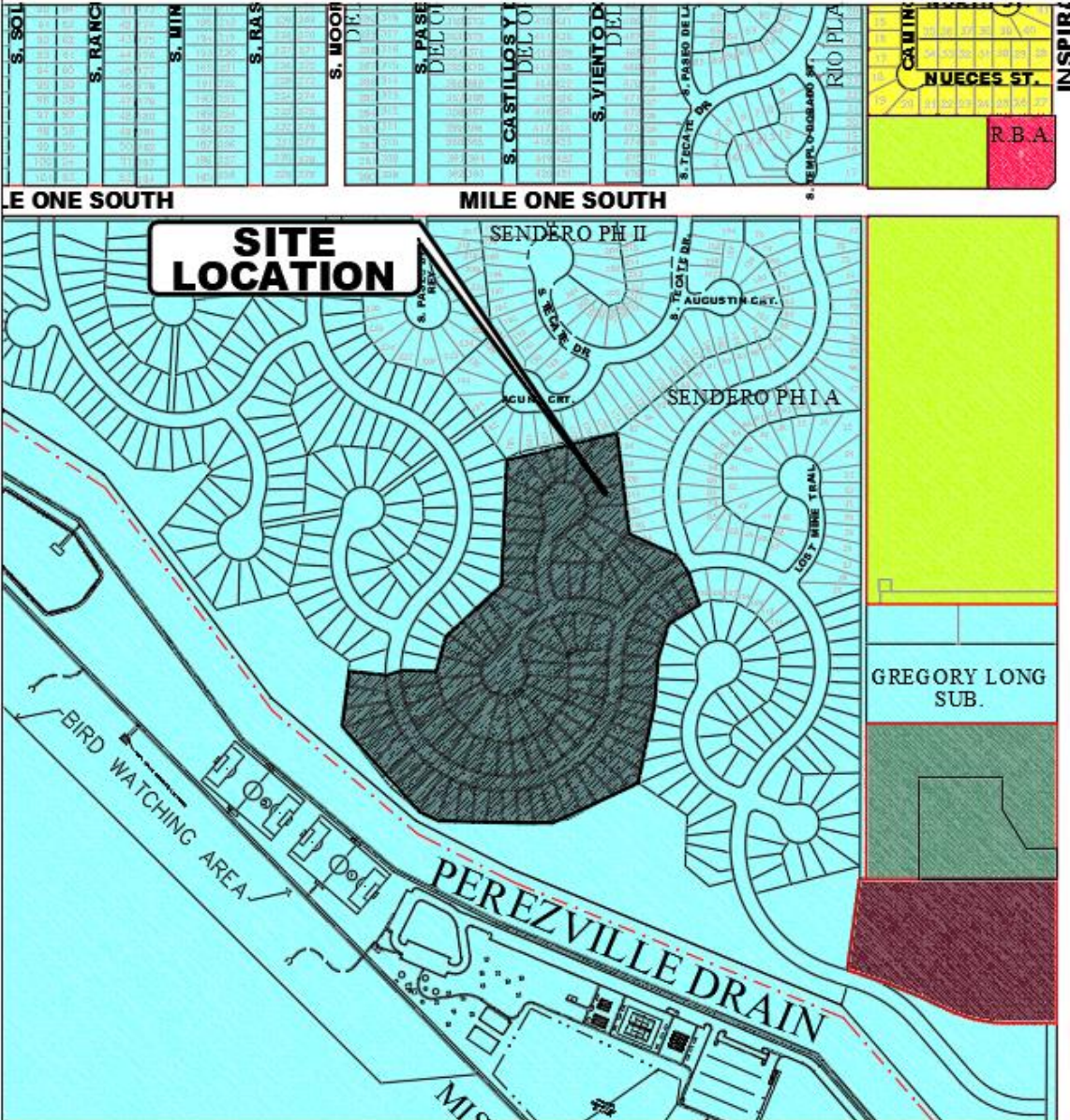
PLAT



AERIAL



ZONING MAP



ZONING LEGEND

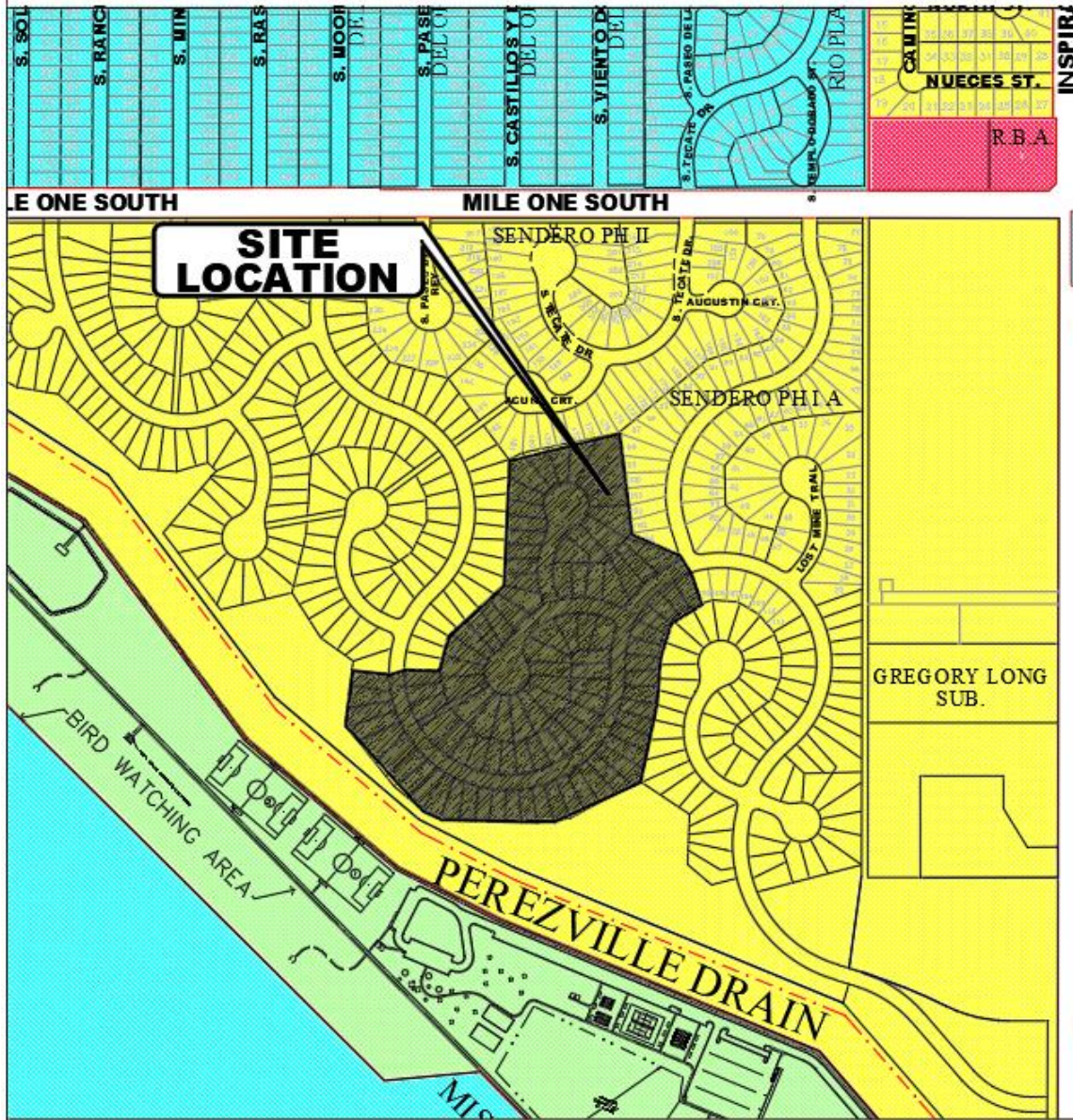
- AO-1 AGRICULTURAL OPEN INTERIM
- AO-P AGRICULTURAL OPEN PERMANENT
- R-1A LARGE LOT SINGLE FAMILY
- R-1T TOWNHOUSE RESIDENTIAL
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 DUPLEX-FOURPLEX RESIDENTIAL

- R-3 MULTI-FAMILY RESIDENTIAL
- R-4 MOBILE & MODULAR HOME
- R-5 HIGH DENSITY MFCT'D HOUSING
- C-1 OFFICE BUILDING
- C-2 NEIGHBORHOOD COMMERCIAL
- C-3 GENERAL BUSINESS

- C-4 HEAVY COMMERCIAL
- C-5 ADAPTIVE COMMERCIAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT
- P PUBLIC



FUTURE LAND USE MAP

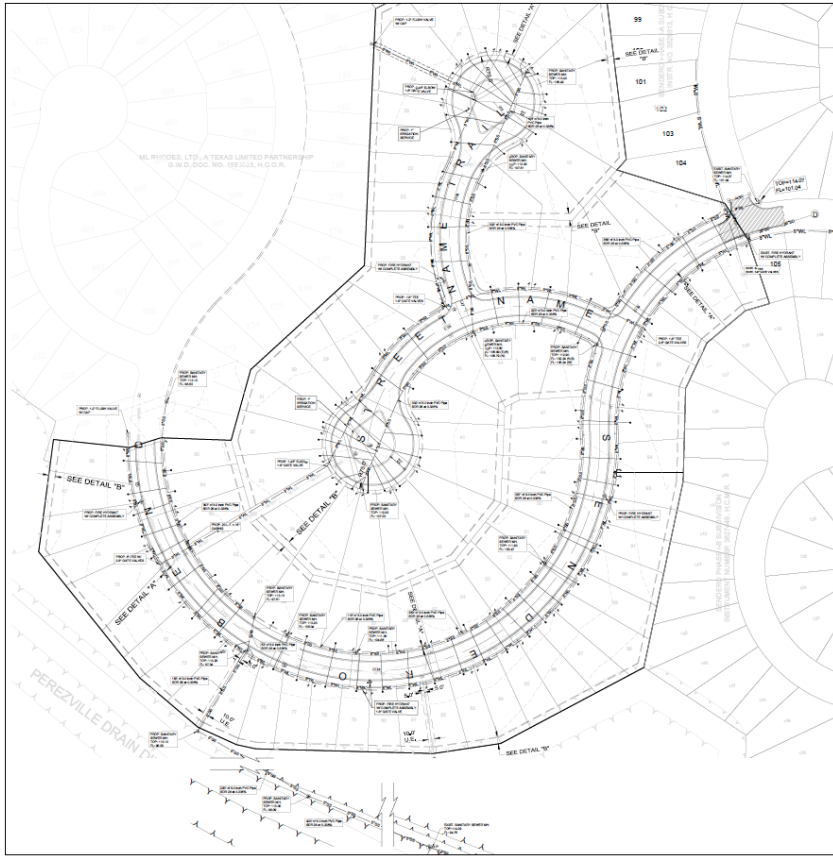


FUTURE LAND USE MAP

- | | |
|------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - Neighborhood Commercial | - PUD - Planned Unit Development |



UTILITY LAYOUTS



- LEGEND**
- 1. WATER DISTRIBUTION SYSTEM (MISSION)
 - 2. SANITARY SEWER SYSTEM (MISSION)
 - 3. STORM SEWER LAYOUT
 - 4. STREET LAYOUT



| | |
|---------------|--|
| JULY 19, 2014 | |
| 23143.00 | |
| PROJECT | SENDERO PHASE III SUBDIVISION MISSION, TEXAS |
| DESIGNER | ML RYAN & ASSOCIATES, P.C. |
| DATE | 07/19/14 |
| BY | MLR |
| CHECKED BY | MLR |
| DATE | 07/19/14 |
| PROJECT NO. | 23143.00 |
| SHEET NO. | 5 |
| SHEET TOTAL | 28 |

DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10098900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement

SENDERO PHASE III SUBDIVISION

Project #23143.00 Date: March 26, 2025

SENDERO PHASE III SUBDIVISION A tract of land containing 19.248 acres situated in the City of Mission, Hidalgo County, Texas, being a part or portion out of the South end of Porcion 52, in the City of Mission, Hidalgo County, Texas. This subdivision lies mostly in Zone "B" and partially in Zone "AH". Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading). Zone "AH" is defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevation has been determined to be 1130, but no flood hazard factors are determined. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the northeast corner of Sprague Road & Bicentennial Blvd. The property is currently open with a proposed use of 101 residential lots and 1 common area. Currently inside the City of Mission, Texas.

The soils in this area are (20) Harlingen clay, saline "D" rating, (28) Hidalgo sandy clay loam with "B" rating. For the purpose of this report we will use rating "B" in Hydrologic Group Soils. Hidalgo Sandy clay loam has moderate infiltration rate when thoroughly wet. This soil consist chiefly of moderate fine texture to moderate coarse texture and has a moderate rate of water transmission (56) Reynosa silty clay loam "C" rating, having a low infiltration rate when thoroughly wet, (65) Runn silty clay "C" rating. (See excerpts from "Soil Survey of Hidalgo County, Texas).

Existing runoff is in a northeasterly direction, with a runoff of 8.61 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 45.32 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 36.71 c.f.s.

In accordance with the City of Mission's drainage policy, the proposed storm drainage system for this subdivision will consist of multiple curb inlets placed at strategic locations interconnected with storm pipes ranging in size from 24" to 54", see Flow Rate Determination Tables for sizing and design slope. Surface runoff from the lots and the proposed streets will be caught by said inlets and conveyed via said storm lines into a proposed system of detention ponds within a common area along the entire south boundary. Said detention ponds will discharge at a pre-development rate of 6.43 c.f.s. based on the 10-year storm frequency into the Perezville Drain (owned by HCDD-1) adjacent to south side of this property. This development is included in Drainage Basins 26 & 32 of the Bentsen Palms Master Drainage Study (see attached Drainage Area Map). Said Perezville Drain has an ultimate outfall into the Mission Pilot Channel system of the HCDD-1 via a 5'x5' box culvert under the United Main Canal. In accordance with the City's drainage policy, the difference between pre and post development storm runoff shall not increase during the 10-100 year rainfall event... (continued next page)



DRAINAGE REPORT

Therefore, as per attached calculations, and in accordance to the Approved Master Drainage Plan for the development, the required detention of 93,371 c.f. (2.143 ac-ft) has already been provided within said detention ponds with a design detention capacity of 674,185 c.f. Additionally the widening of the Perezville Drain ditch has been completed as requested by HCDD-1 (see widening detail). The overall master plan has been developed in accordance with City and County requirements.


Mario A. Reyna, P.E. #117368



Date: 4-22-25

| | |
|---|--|
| <input type="checkbox"/> REJECTED |  |
| <input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL | |
| <input type="checkbox"/> TO H.C. PLANNING DEPT. | |
| <input type="checkbox"/> TO CITY | |
| <input type="checkbox"/> DISCHARGE PERMIT REQUIRED | |
| <input type="checkbox"/> DISTRICT FACILITY | |
| <input type="checkbox"/> CITY FACILITY | |
| <input type="checkbox"/> OTHER | |
|  | |
| H.C.D.D. NO. 1 | DATE 4-22-25 |