

## **ITEM # 2.0**

### **PRELIMINARY & FINAL RE-PLAT APPROVAL:**

Replat of Lot 1, Business Park Plaza  
Ph. 2 Subdivision  
Being all of Lot 1, Business Park Plaza  
Ph. 2 Subdivision

I-1

Developer: Fire Fund 2 900 Business Park Drive, LLC  
Park Drive, LLC

Engineer: South Texas Infrastructure Group

## **REVIEW DATA**

### **PLAT DATA**

The replat of Lot 1 is within the Business Park Plaza Phase 2 subdivision located at the east side of Business Park Dr. and at the south side of Plaza Drive. — **see vicinity map**. The developer is proposing a two (2) lot commercial subdivision — see plat for actual dimensions, square footages, and land uses.

### **Utilities**

When Business Park Plaza Ph. 2 Subdivision was subdivided, water and sewer services were made accessible and will be available to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

### **STREETS & STORM DRAINAGE**

This is a simple re-plat; all roads and drainage infrastructure for Business Park Plaza Ph. 2 Subdivision is complete to include drainage and paving improvements. The development of Lot 2 shall comply with the pro-rated conditions and requirements of the original drainage report that include detention and discharge. The City Engineer has reviewed and approved the drainage report.

### **OTHER COMMENTS**

Street Lighting already exists

Must Comply with all other format findings

### **RECOMMENDATION**

Staff recommends approval subject to:

- Payment of Capital Sewer Recovery fee
- Comply with other format findings.

DEBLO SUBDIVISION PH. II

# U.S. EXPRESSWAY 83

Texas Citrus Exchange

16-8

LONE STAR STEEL

T.C.X. PH I

INDIAN RIVER TRUCKING SUB.

GATEWAY MISSION

TRACT - 1 (308,551 S.F.)

EXWY. BUS. PARK SUBD. PHASE VI  
15-9

EXWY. BUS. PARK

**BUSINESS PARK DR.**

EXP. BUS. PARK  
Texas Sweet  
BUSINESS PARK PLAZA PHASE 2  
PROPOSED LOT 1

**SITE LOCATION**

SECOND AMENDED PLAT OF MISSION HOSPITAL INC.  
LOT 1

LOT 4

LOT 2

24

LOT 3

**BRYAN RD.**

**SAINT CLAIRE BLVD.**  
SAINT CLAIR BUSINESS CENTRE

15

9

17

RESUBDIVISION

SOUTHSIDE MEDICAL

LOT 1

LOT 15

61

62

22  
23  
24  
25  
26  
27  
28  
29



**CITY OF MISSION**

HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 75702

PH: (956) 380-8672  
FAX: (956) 380-8680

No.



**BUSINESS PARK DR.**

**ST. CLAIRE BLVD.**

**PLAZA DR.**

**SITE  
LOCATION**





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

May 14, 2024

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

*RE: Subdivision RePlat of Lot 1 of Business Park Plaza Phase 2*

Dear Mr. Sesin,

City of Mission staff has reviewed and approved the proposed **SUBDIVISION REPLAT FOR BUSINESS PARK PLAZA PHASE 2**. The proposed replat is a subdivision of two (2) commercial lots being all of Lot 1 Business Park Plaza Phase 2. The proposed subdivision detention has been accounted for as part of the original Business Park Plaza Phase 2 Subdivision and requirements are met via the regional detention pond located south of the subdivision.

The City of Mission approves the subdivision with existing regional detention pond and no additional detention required.

If you have any questions, feel free to contact me.

Respectfully,



Abelardo Bocanegra Jr., PE, CFM

City Engineer

abocanegra@missiontexas.us

# Replat of Lot 1, Business Park Plaza Phase 2 Subdivision

DRAINAGE REPORT

## DRAINAGE REPORT – Replat of Lot 1, Business Park Plaza Phase 2 Subdivision

### PROJECT LOCATION

Replat of Lot 1, Business Park Plaza Phase 2 Subdivision is a proposed 2 Lot Commercial subdivision within the City of Mission. Located at the east side of Business Park Dr and at the south side of Plaza Drive. Being all of Lot 1, Business Park Plaza Phase II Subdivision, as per map or plat thereof recorded in Volume 31, Page 124A, Map Records, Hidalgo County, Texas.

### FLOOD PLAIN

The property is in zone "B"; Area 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 square mile; or areas protected by levees from the base flood. Community panel No. 480334 0400 C, Map revised November 16, 1982.

### SOIL CONDITIONS


According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 83.2% Hidalgo sandy clay loam, 0 to 1 percent slopes (28), 16.8% Raymondville clay loam 0 to 1 percent slopes (52), These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. This soils are listed in Hydrologic Group B & D. See appendix C.

### EXISTING CONDITIONS

Currently the property consists of an existing health center & a undeveloped area. Topographic elevations obtained from the site indicate that the existing terrain has a slight grade towards the west of Business Park Dr. and towards the north of Plaza Dr.

### PROPOSED CONDITIONS

In accordance with the City of Mission and County of Hidalgo Drainage Policy, since the proposed area is a previously subdivided lot, the detention required has already been considered and provided by Business Park Plaza Phase II as described as per map reference: Volume 31, Page 124A, Map Records, Hidalgo County, Texas.

  
Victor Trevino, P.E.  
South Texas  
Infrastructure Group, LLC  
03/11/2024

