

ITEM# 3.3

Consider a Variance request to allow an installation of septic tank on Lot 49, Misiones de San Jorge as requested by Cesar Cabello from CABA Investments, LP

Variance request from the Code of Ordinances / Chapter 98 - SUBDIVISIONS / ARTICLE I. - IN GENERAL / Sec. 98-6. – General provisions. (a) No permit shall be issued within the city for the installation of septic tanks upon any lot in a subdivision. All residents in any subdivision shall be connected to public utility services provided by the city.

On November 8, 2023 staff received a letter from Cesar Cabello, Acting Manager for CABA Investment, LP requesting the installation of a septic system at the proposed subdivision of Las Misiones de San Jorge Lot 49. Currently, the project is under construction. As per statement, the system will service a 14'10"x48'10" portable structure which will serve as a sales and construction office for personnel use as the project develops up until the said lot will need to be cleared for vertical construction. The building is classified as a temporary sales office for the sale of lots which is considered a permitted use per Article VIII – Use Districts and Conditional Uses.

The request may have merit since the subdivision is underway and is currently not connected to the city's infrastructure. It has been determined that due to this unusual circumstance and the lack of options available, denying this request would deprive the applicant of the formal use of the proposed structure. In addition, there is no evidence that the general public's health, safety, convenience and/or welfare would be negatively affected in any way. The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area either. This request is restricted and will be monitored thru permitting and payment of fees and noted within the adopted schedule of fees for non-residential per building lined item septic tanks. The applicant has submitted a certified design of the proposed system and will be subject to City's requirements and inspections.

RECOMMENDATION: Staff recommends approval.



Cesar Cabello
Cabe Investment, LP
1505 N 10th St.
McAllen, TX
78504

November 03, 2023

City of Mission, TX
Planning Department
Mission, TX
Attention: Gabriel Ramirez

Re: Misiones de San Jorge

Dear Mr. Ramirez,

We would like to petition the installation of a provisional septic tank in Misiones de San Jorge, subdivision currently been developed.

The septic tank would be temporary to use upon final construction of the subdivision. It would provide service to a temporary mobile office to be installed on Lot 49.

Attached are the plans of the septic tank and office location.

Thank you for your attention to this matter and we look forward in hearing back from you.

Sincerely,

A handwritten signature in black ink, appearing to be "Cesar Cabello", written over a light blue circular stamp.

Cesar Cabello

Acting Manager

CABE Investment, LP

Calculations:

Owner: Las Misiones De San Jorge Sub.
 Address: Military Parkway
 City: Mission, TX, 78574
 Subdivisions: Las Misiones De San Jorge Sub.
 Lot # 49
 Residential: _____ # of bedrooms: _____
 Commercial: x _____ 10 gpd.
 Business: Office (12 x 24 = 288 sq. ft.) # of persons: 5
 Calculations (gpd): # of persons: 10 x 5 gpd = 50 gpd

Calculations:

Classification of soil:

Soil Class	Long Term Application (Ra)
Ia	>0.50
Ib	0.38
I	0.25
III	0.20
IV	0.1
Site Soil Class:	Class: III- Clay Loam

Ra = .20

Q = 50 gals/day.

Volume Required:

For Q less than or equal to 250 gals/day

V = 750 gallons

Tank size being installed: _____ Gallons.

Area Required:

A = Q/Ra

Q = 50 gpd

Ra = .20

A = 50 / .20

A = 250 sq. ft.

Septic Tank Minimum Liquid Capacity

For Q less than or equal to 250 gpd:

Volume: 750 Gallons

For Q > than or = to 251 gpd but less than or = to 500 gpd:

Volume 1,000 gallons

For Q > than or = to 351 gpd but less than or = to 500 gpd:

Volume: 1,250 gallons

For Q > than or = to 501 gpd but less than or = to 1000 gpd:

Volume: V = 2.5Q

For Q greater than or equal to 1001 gpd:

Volume: V = 1750 + 0.75Q

Pipe and Gravel System:

L = A/(W+2)

L = 250 / (3+2)

L = 250 / 5

L = 50' x 3' wide

Leaching Chambers System:

L = .75A/(W+2)

L = .75A 250 / (2 or 3+2)

L = .75 250 = 187 / 4 = 46' (2-wide)

L = .75 1200 = 187 / 5 = 37' (3-wide)

Graveless Pipe System:

L = A/(W+2)

L = 250 / (2+2)

L = 250 / 4

L = 62' x 2' wide

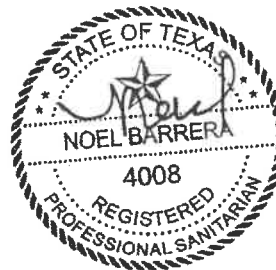
Type of OSSF system being installed:

Will be installing a 1,000 gallons and

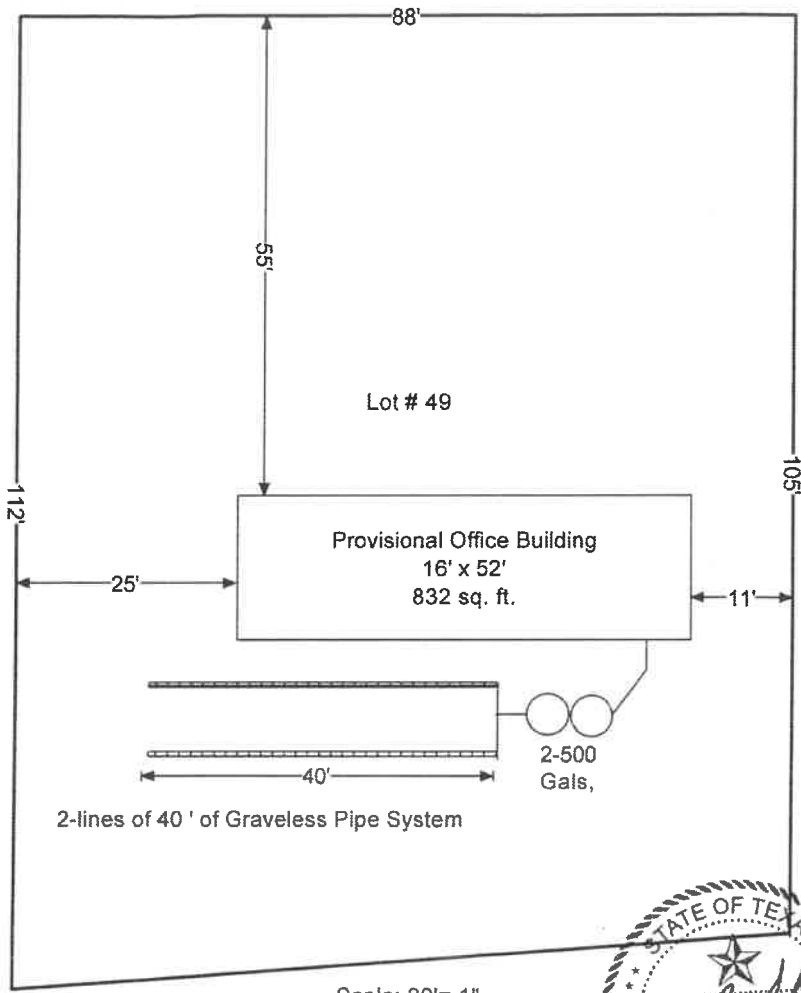
80' of Graveless pipe system for the

temporary office building.

Seal



Handwritten signature and date: 10-31-23



Scale: 20' = 1"



10-31-23