



MEETING DATE: April 2, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Re-plat approval subject to conditions and granting a variance to the R-1A lot requirements for the East 120' of Lot 13, Perla de Naranja Subdivision, located at 1710 Corales Street. Applicant: Marco T. Gonzalez, Engineer: R.E. Garcia & Associates, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 8, 2024 – Application for a re-plat submitted to the City
- March 14, 2025 – In accordance with State law, notice of the required public hearings were published in the local newspaper
- March 14, 2025 – In accordance with State law, legal notices were mailed to the property owners within a 200-foot radius of the subject property
- April 2, 2025 - Public hearing and consideration of the requested re-plat by the Planning and Zoning Commission (P&Z)
- April 14, 2025 – Public hearing and consideration of approval of the re-plat by the City Council

Summary:

- Marco T. Gonzalez, the applicant, is requesting to re-plat the subject property from 1 to 2 lots of equal and matching dimensions and square footages.
- The subject property is a previously recorded lot being the East 120' of Lot 13 of the Perla de Naranja Subdivision which measures 120' wide x 140' in length (16,800 sq. ft.).
- The re-plat will split the property into 2 lots each to measure 60' wide x 140' in length (8,400 sq. ft.). All lots will front the existing interior public street. The lots will be 15 feet shy from meeting the minimum lot frontage requirements for R-1A zoning of 75 feet and are 120 square feet shy of meeting the 8,500 square feet lot area requirements. The proposed lots meet the R-1A requirements for lot depth. The setbacks will remain at 25 feet in the front, 10 feet in the rear, and interior side 6 feet, except where a greater setback is required.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: R.E. Garcia & Associates on behalf of the owner, hereby request a variance to the minimum lot frontage and minimum lot areas as specified in Appendix A – Zoning Article VII – Use District, General, Section 1.37 – R1A Large Lot Single Family

Residential District. Proposed 60' frontage (8,400 sq. ft.). Required is 75' frontage (8,500 sq. ft.).

- When Perla de Naranja Subdivision was developed, water and sewer services were made accessible to each lot. This re-plat will not affect any utility lines or the availability to connect to them upon issuance of permits.
- This is a simple re-plat; no additional paving or city street drainage improvements are being proposed.
- The existing roadside ditches will be cleaned, and re-graded and properly sized culvert pipes will be installed for the new driveway. These ditches will continue to flow and discharge west into Stewart Road and eventually into the Mission lateral Drainage Ditch which is owned and maintained by HCDD#1. The addition to one single family home lot will not increase storm water discharge in the area. The peak rate of runoff will not be increased during the 50-year rainfall event.
- The Engineering Department has reviewed and approved the drainage report.
- Street lighting already exists and therefore, no additional lighting is required.
- The developer must comply with any and all other format findings.
- Staff mailed out notices to property owners within a 200-foot radius to announce the public hearing. Staff did not receive any inquiries neither for/or against this proposal however the owner did submit a petition for approval signed by 9 of the 20 residents within the subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the re-plat request subject to payment of the Capital Sewer Recovery fee, payment of the Park Fee, approval of the infrastructure from the different city departments as per the approved construction plans, and approval of the variance submitted for consideration.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

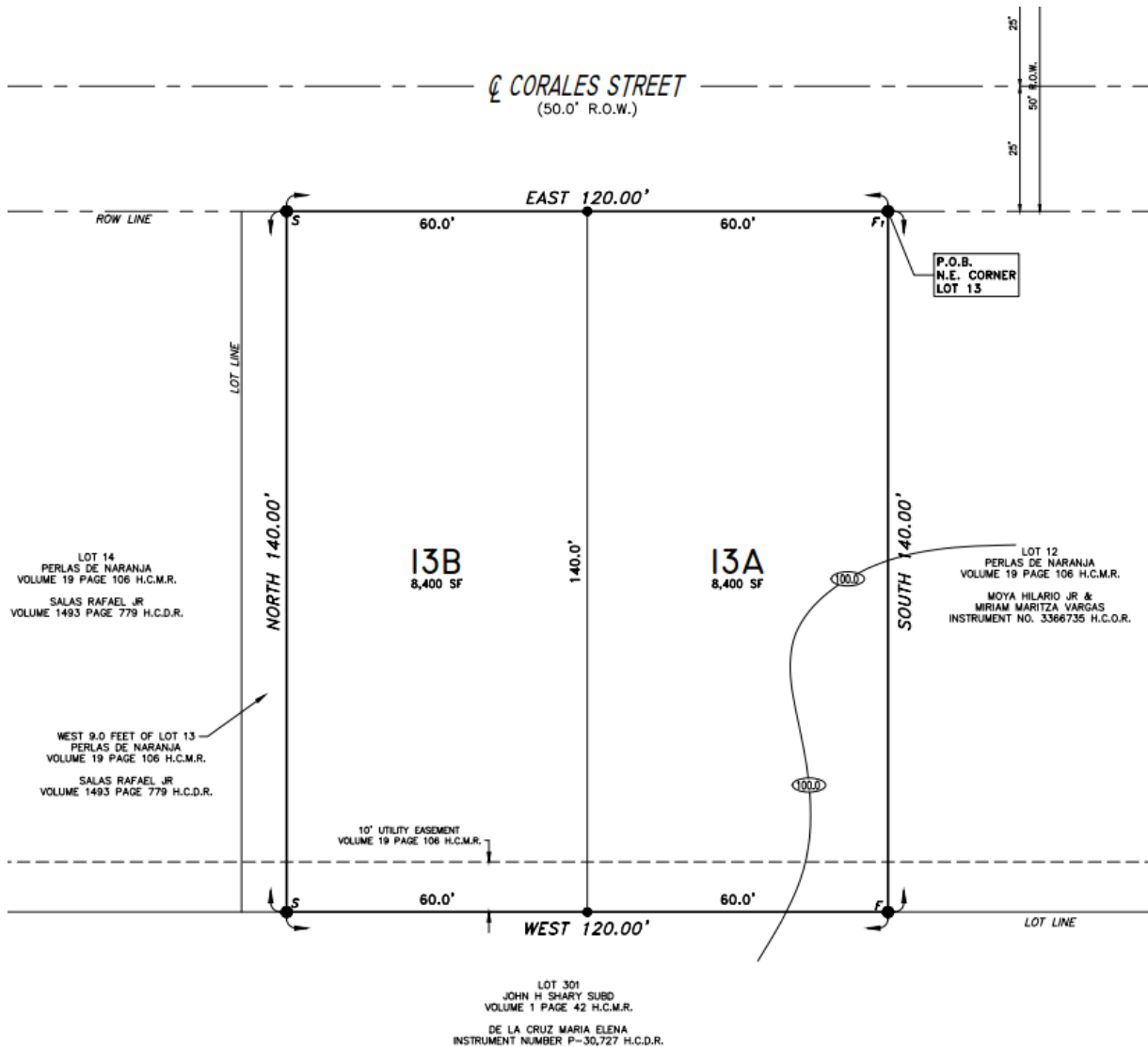
_____ AYES

_____ NAYS

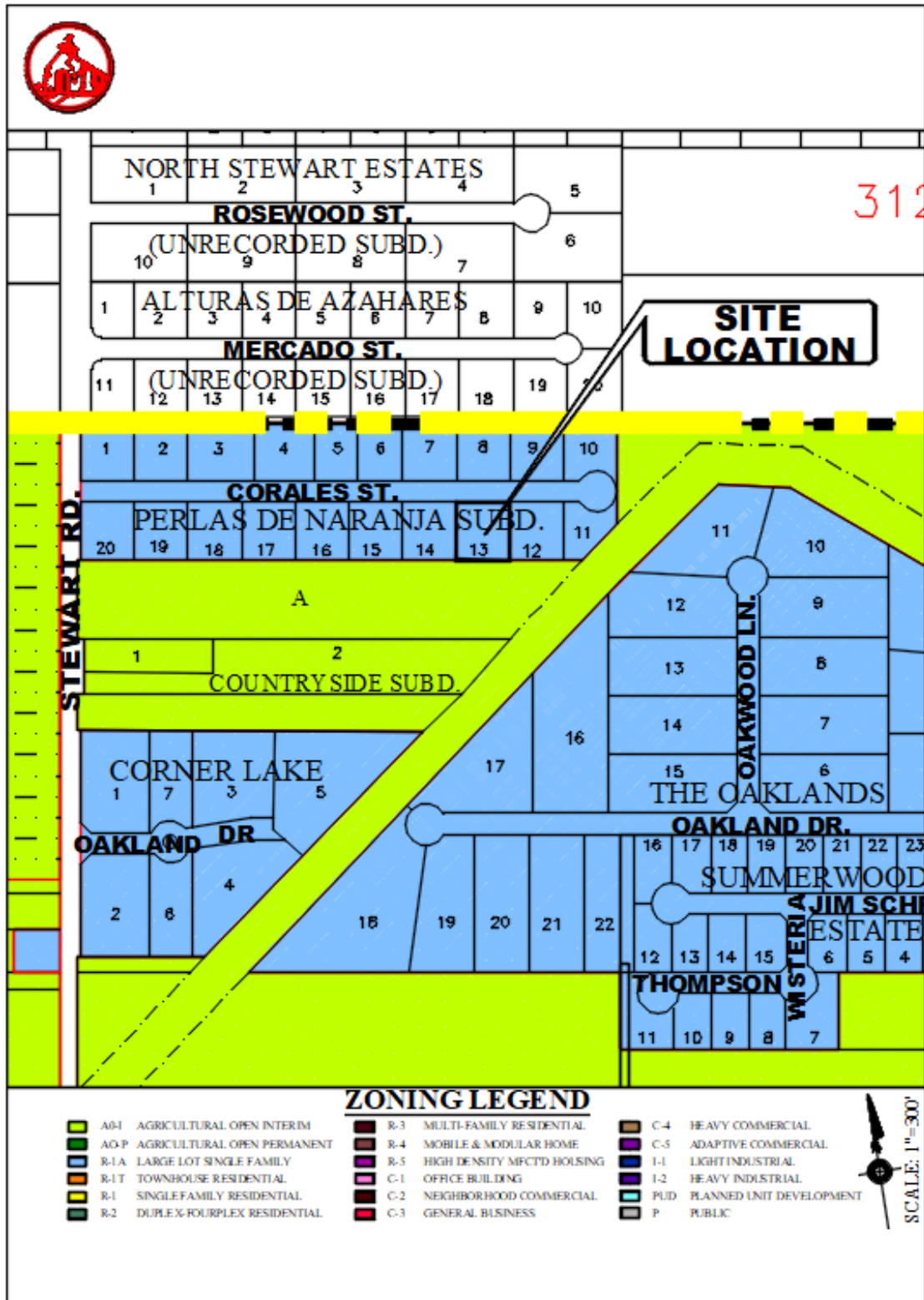
_____ DISSENTING _____

PROPOSED REPLAT LAYOUT

Lot 13A and Lot 13B Replat of Lot 13, Perla de Naranja Subdivision



ZONING MAP



VARIANCE REQUEST

R. E. Garcia



Associates

January 13, 2024

Mr. Gabriel Ramirez, CPM, PMP
Subdivision Coordinator
Planning Department
City of Mission
1201 E. 8th St.
Mission, Texas 78572

RE: Los Girasoles Estates Subdivision
Variance Request

Dear Mr. Ramirez

On behalf of the owner of the Los Girasoles Estates Subdivision development, R. E. Garcia & Associates does hereby request a variance to the minimum lot frontage on a public street and minimum lot area as specified in Appendix A - Zoning Article VII,- Use District, General, Section 1.37.- R1A large lot single-family residential district 5. Area requirements: a. Minimum Lot area: (1) Internal lot: 8500 square feet, and c. Minimum Lot frontage on a public street: (1) Internal lot frontage on a public street:(1) Internal lot: 75 feet, of the Code of Ordinances - City of Mission, Texas. We approached some of the adjacent owners of the Perla de Naranja Subdivision and asked them to review and sign a petition in support of this request. I have attached the petition.

My client wishes to subdivide the property in order to transfer the new lots to his two daughters.

Please let me know if you need any further information related to this request.

I look forward to your response

Respectfully,

R. E. GARCIA & ASSOCIATES

Raul E. "Eddie" Garcia, P.E., R.P.L.S.,
Proprietor

AERIAL PHOTO



PHOTO OF PROPERTY



PETITION IN SUPPORT

PETITION FOR APPROVAL LOS GIRASOLES ESTATES VARIANCE REQUEST LOT 13, PERLA DE NARANJA SUBDIVISION

We the undersigned, owners of lots within the Perla De Naranja Subdivision, do not oppose granting of a variance for lot width (60 feet) and lot area (8,400 square feet) for the proposed Los Girasoles Estates Subdivision being a replat of Lot 13, Perla De Naranja Subdivision.

LOT	OWNER NAME	SIGNATURE
1	GUILLERMO A. CORRO	
2	GILBERTO J. RODRIGUEZ & MARIA G. RODRIGUEZ	
3	JOEL DANIEL RODRIGUEZ	
4	JAVIER & MAURA VASQUEZ	
5	FRANCISCO DE LA ROSA	
6	ANTONIO ESPARZA	
7	ANA LYDIA GONZALEZ	
8	MARGARITO & HERLINDA AGUIRRE	<i>Margarito Aguirre</i>
9	ROLANDO & MIRNA AGUIRRE	
10	ROBERTO & MARIA GARCIA	<i>Roberto Garcia 1721</i>
11	JESUS & SUSAN GARZA	
12	HILARIO MOYA MIRIAM MARITZA VARGAS	<i>Hilario Moya</i>
14	RAPHAEL SALAS, JR.	<i>Raphael Salas Jr. 1700 AVE</i>
15	JOSE T. GONZALEZ	
16	DULCE JUDITH RAMIREZ-ESPINOZA	
17	JUAN & MARIA LOERA	<i>Maria Loera</i>
18	MANUEL & ROSALINDA DOMINGUEZ	<i>Manuel Dominguez</i>
19	NOE SAUCEDA	
20	STARISTO ALISTO CASSIANO	<i>Staristo Alisto Cassiano</i>

BOLDED LOTS ARE WITHIN 200 FEET OF LOT 13

DRAINAGE REPORT

R. E. Garcia



Associates

DRAINAGE STATEMENT FOR LOS GIRASOLES ESTATES SUBDIVISION

Los Girasoles Estates Subdivision consists of a 0.39 acre tract of land being a 0.39 of an acre tract of land being the east 120.00 feet of Lot 13, Perla de Naranja Subdivision, as recorded in Volume 19, Page 106, Map Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed recorded in Document # 374864, Official Records, Hidalgo County, Texas. The site is located on the south side of Corales Street approximately 930 feet east of Stewart Road within the City of Mission. The property is located within existing residential area with one mobile home that is within the site. The tract is basically flat with a slight slope to the north towards the road ditches on Corales Street. Corales Street flows east and discharges towards a United Irrigation facility east of the site. The road discharge flows in a southeasterly direction and discharges into the Mission Lateral Drainage Ditch which is owned and maintained by HCDD #1. The proposed subdivision is located within a Zone "C" Flood Hazard area as designated by FEMA FIRM Community Panel Number 480334 0400 C dated November 16, 1982. Zone "C" is defined as "areas of minimal flooding"

The predominate soils on this property is (28) – Hidalgo fine sandy loam being a dark grayish brown sandy clay loam. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (See attachment). Currently the property is used as a large rural residential site.

The existing roadside ditches will be cleaned and re-graded as required by the Hidalgo County Subdivision Rules and Regulations. Properly sized culvert pipes will be installed on the any new driveway as per Hidalgo County Subdivision Rules and Regulations. These ditches will continue to flow and discharge west into Stewart Road and eventually into the Mission Lateral Drainage Ditch which is owned and maintained by HCDD #1. The addition of one single family home lot will not increase storm water discharge in the area. In accordance with the Hidalgo County Drainage Policy, a minimum of 836 cf or 0.02 of storm runoff which is the deferential volume between the pre developed 10-year event and the post development 50-year event (1.57 cfs) will be detained with a maximum discharge rate of 0.837 cfs. The peak rate of runoff will not be increased during the 50-year rainfall event.

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



H.C.D.D. NO. 1

DATE



110 N. 12TH AVE • Edinburg, Texas 78541 • Ph: (956) 381-1061

Engineering Firm # F-5001 • Surveying Firm # 10015300 • Email: regaassoc@aol.com