

ITEM # 2.1

PRELIMINARY & FINAL REPLAT APPROVAL:

A Replat of Lots 33A and Lots 33B,
Southwind Estates Unit II
A tract of land containing 1.01 acres of land out of
Lot 33, Southwind Estates Unit II
R-1A
Developer: Carlos and Diana Lerma
Engineer: Javier Hinojosa Engineering

REVIEW DATA

PLAT DATA

The subject property is located along the west side of Don's Drive between Merlin Drive and Terrance Drive. – see **vicinity map**. The developer is proposing this single-family lot to be developed into two single family lots. – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Southwind Estates Unit II was subdivided, water and sewer services were made accessible and can be stubbed out for each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits. A Capital Sewer Recovery Fee will be required at \$200.00 for the new lot.

STREETS & STORM DRAINAGE

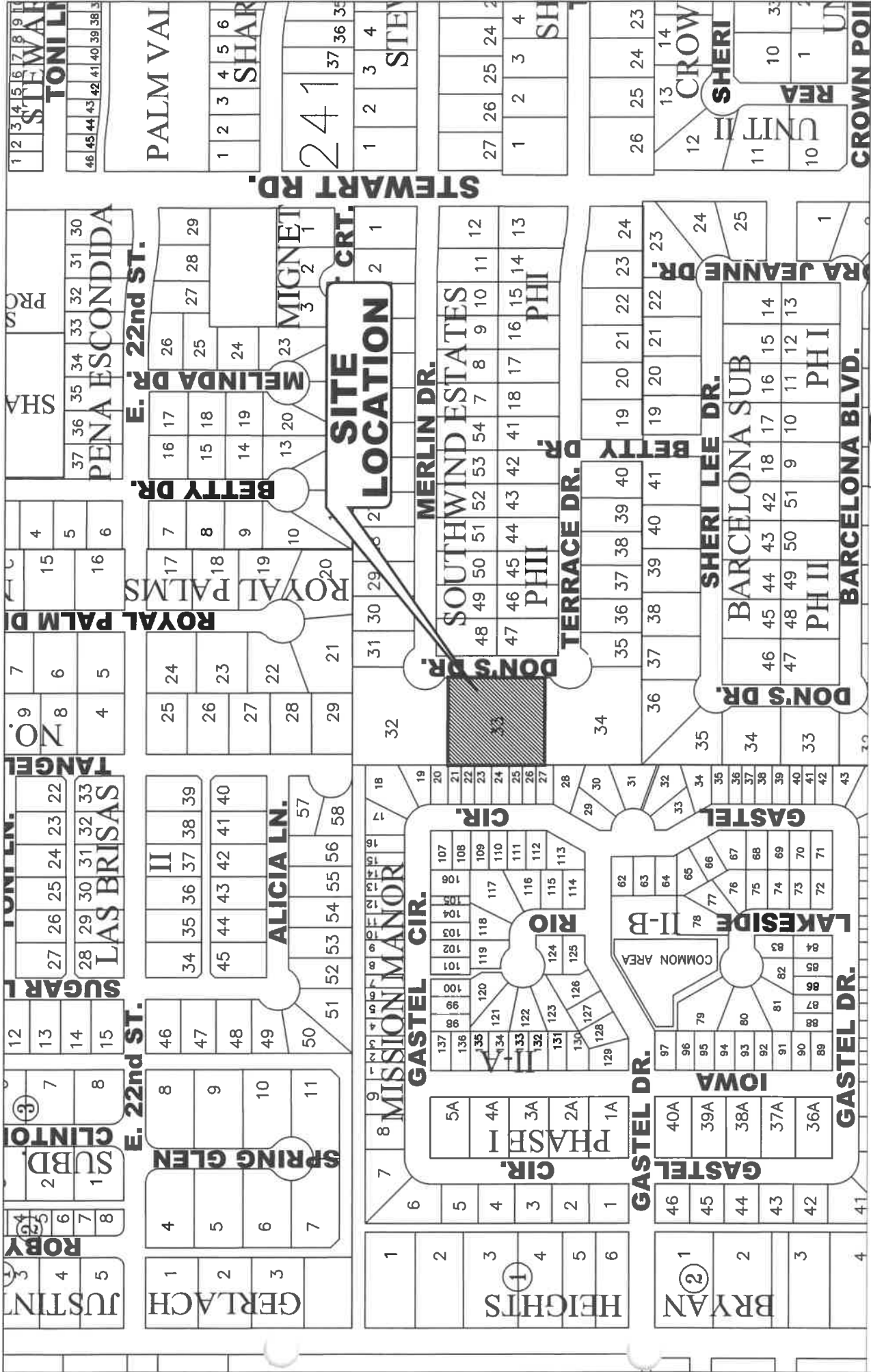
This property will have access to Don's Drive. The existing storm water runoff goes at an easterly direction based on a non-developed lot. The proposed development will increase runoff to a maximum of 5.25 cubic feet per second for an increase Q of 3.94 cubic feet per second based on a 10-yr storm event. Lot 33A shall be required to detain 1,004 cubic feet and Lot 33B shall be required to detain 2,019 cubic feet. Individual detention plan shall be submitted as part of the building permit. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Payment of Park fees (\$500/Lot) for the new lot
- Street lighting already exists
- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery fee and Park fee and complying with all other typical format findings.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

MERLIN DR.

TERRACE DR.

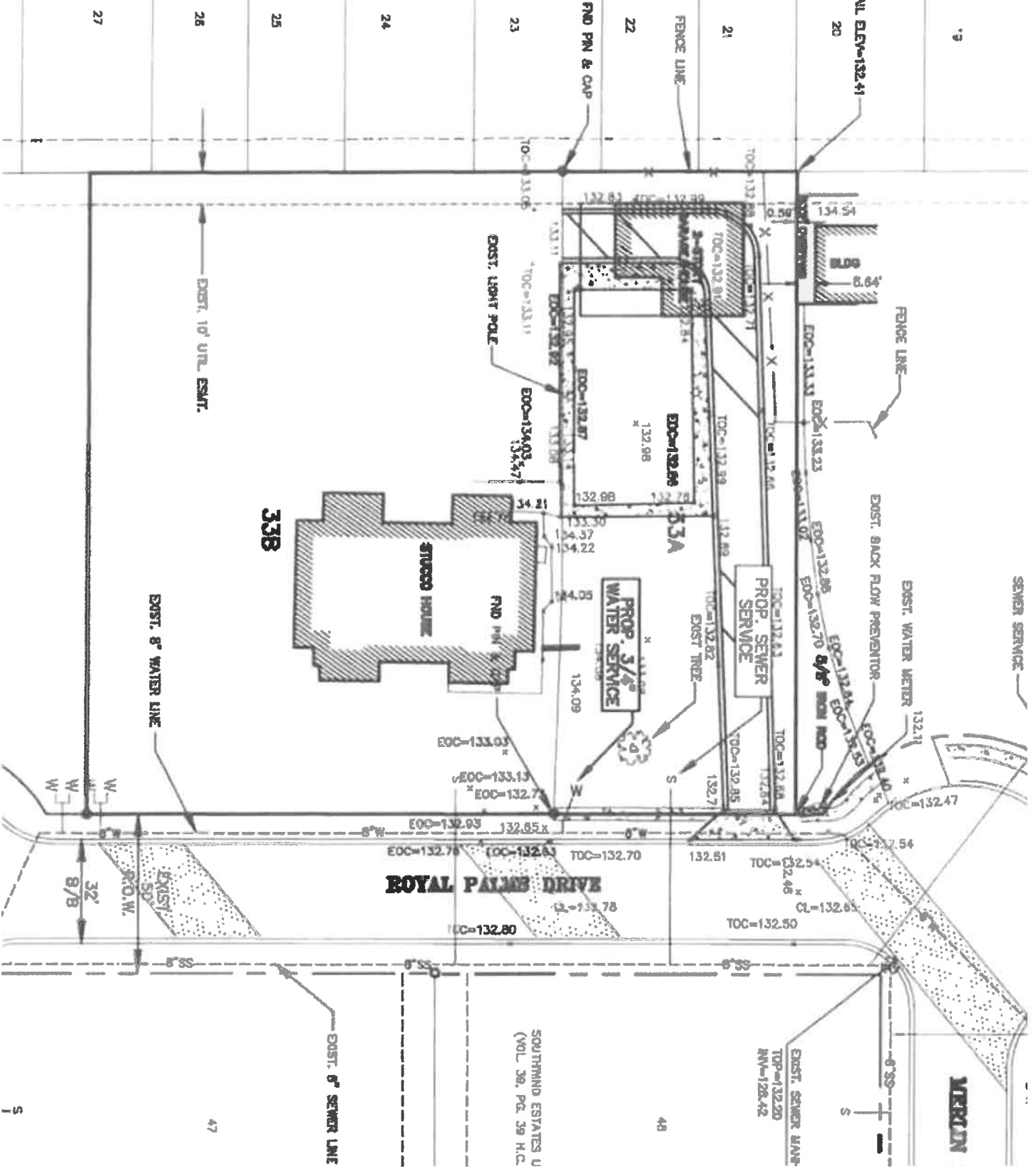
DON'S DR.

**SITE
LOCATION**



Two Park & Wildlife, East Hill Community Improvement District, P.A. 1984

MISSION MANOR SUBDIVISION
PHASE II-B
(VOL. 24, PG. 197 H.C.M.R.)



ROYAL PALMS DRIVE

MERRILL

SOUTHMOOR ESTATES U
(VOL. 38, PG. 39 H.C.)

EXIST. SEWER LAMP
TOP=132.20
INV=128.42

M5110-02-000-0015-00 (238480)
PONCE SAN JUANITA
1802 N GASTEL CIR
MISSION TX 78572

M5110-02-000-0017-00 (238482)
ALGRIM NANCY & CURTIS WHATLEY
1400 N BRYAN RD
MISSION TX 78572

M5110-02-000-0018-00 (238483)
WRIGHT C GORDON & LOUISE S
1720 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0019-00 (238484)
MORENO ANGELINA CRISTINA
1718 E GASTEL CIRCLE
MISSION TX 78572

M5110-02-000-0020-00 (238485)
ROSENBLUM MICHAEL S & ANTOINE KHOURMYERS CLIFFORD S
5802 BOB BULLOCK 328C 210
LAREDO TX 78041

M5110-02-000-0021-00 (238486)
MARGARET H FERNANDEZ
1712 GASTEL CIR
MISSION TX 78572

M5110-02-000-0023-00 (238488)
FARRELL CHRISTIAN & DEBBIE
1913 13TH AVE NE
AUSTIN MN 55912

M5110-02-000-0025-00 (238490)
LUJAN RENE MEDINA & SAN JUANA E
1705 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0026-00 (238491)
SOLIS DAVID RENE
1702 EAST GASTEL CIRCLE
MISSION TX 78572

M5110-02-000-0028-00 (238492)
GARZA ANABELIA
1700 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0029-00 (238493)
RODRIGUEZ MANUEL & BEATRIZ P
1624 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0031-00 (238495)
RETKA THOMAS & SALLY RETKA LIVING
1622 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0107-00 (238562)
GUERRA ERNESTO
PO BOX 1231
KALAHEO HI 96741

M5110-02-000-0108-00 (238563)
VILLARREAL RUBEN
PO BOX 4106
MCALLEN TX 78502

M5110-02-000-0109-00 (238564)
BRINGAS MARGARITA
1709 GASTEL CIR
MISSION, TX 78572

M5110-02-000-0110-00 (238565)
SALINAS JESUS G & BEATRIZ A
1707 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0111-00 (238566)
QUINTANILLA SONIA LOPEZ
1705 E GASTEL CIR
MISSION TX 78572

M5110-02-000-0112-00 (238567)
ALMAGUER CHRISTINA & MARIA
1703 E GASTEL CIR
MISSION TX 78572

S5279-02-000-0029-00 (644232)
TEHAN JON & DIOSDADA
1405 MERLIN DR
MISSION TX 78572

S5279-02-000-0030-00 (644233)
URIBE CARLOS & DEBORAH
1403 MERLIN DR
MISSION TX 78572

S5279-02-000-0031-00 (644234)
RODRIGUEZ IRENE A
1910 W 42 1/2 ST
MISSION TX 78573

S5279-02-000-0032-00 (644235)
IBARRA ADRIAN & LETICIA
1913 ROYAL PALM DR
MISSION TX 78572

S5279-02-000-0033-00 (644236)
LERMA DIANA T & CARLOS D
1907 ROYAL PALM ST
MISSION TX 78572

S5279-02-000-0034-00 (644237)
HOWELL MICHAEL & SONIA M TREVINO
1901 ROYAL PALM DR
MISSION TX 78572

S5279-02-000-0035-00 (644238)
GARCIA MONETTE
1400 TERRACE DRIVE
MISSION TX 78572

S5279-02-000-0036-00 (644239)
GONZALEZ MARCELA
1402 TERRACE DR
MISSION TX 78572

S5279-02-000-0037-00 (644240)
MARTINEZ ISAAC J & DIANA L
1404 TERRACE DR
MISSION TX 78572