

ITEM # 6.0

PRELIMINARY & FINAL PLAT APPROVAL:

Lantana Landing Subdivision
Being 14.00 acre tract of land, same being
out of and forming part or portion of Lot 31-3,
West Addition to Sharyland, Porciones 53 & 57,
And 20.00 acres tract of land out of lots 45 & 46,
of Bellwoods Company Subdivision "D"
Being a Resubdivision of Lot 31-4, West Addition
to Sharyland
R-1
Developer: Fortis Land Company, LLC
Engineer: Rio Delta Engineering

REVIEW DATA

PLAT DATA

The proposed subdivision is on the west side of Trospen Blvd. 1/4 of a mile south of Mile 3 Rd. - see **vicinity map**. The developer is proposing (162) one hundred sixty-seven single family residential lots. The developer is requesting variances on 92 internal Lots with widths of 54ft (min. 60ft for internal lots) and 5 external/corner Lots with widths of 60ft (min. 65ft for external lots) - see plat for actual dimensions, square footages, and land uses.

WATER

The developer will connect to an existing 4" water line located along the west side of Trospen Rd. An 8" water main will extend to and thru the subdivision and provide a 2" water service to each lot. There are 11 proposed fire hydrants to serve as filling stations via direction of the Fire Marshal's office. - see **utility plan**

SEWER

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of Trospen Rd. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stun out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$32,400.00 (\$200 x 162 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 2 accesses each from Trospen Rd. The proposed streets will be 32' Back-to-Back within a 50' Right of Way. Each street runoff will be collected by a storm system consisting of 24" pipes and 22 type "A" inlets. The runoff will be collected by an onsite detention pond located at the south side of this project and will extend a 36" R.C.P. storm pipe south along the west side of Trospen Rd. to discharge into the existing City storm sewer network. The required detention for a 50-year frequency storm event for this development is 5.489-acre feet (239,111 CF). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion
Escrow Park fees (162 Lots x \$500 = \$81,000.00)
Installation of Street Lighting as per City Standards
Must comply with all other format findings

RECOMMENDATION

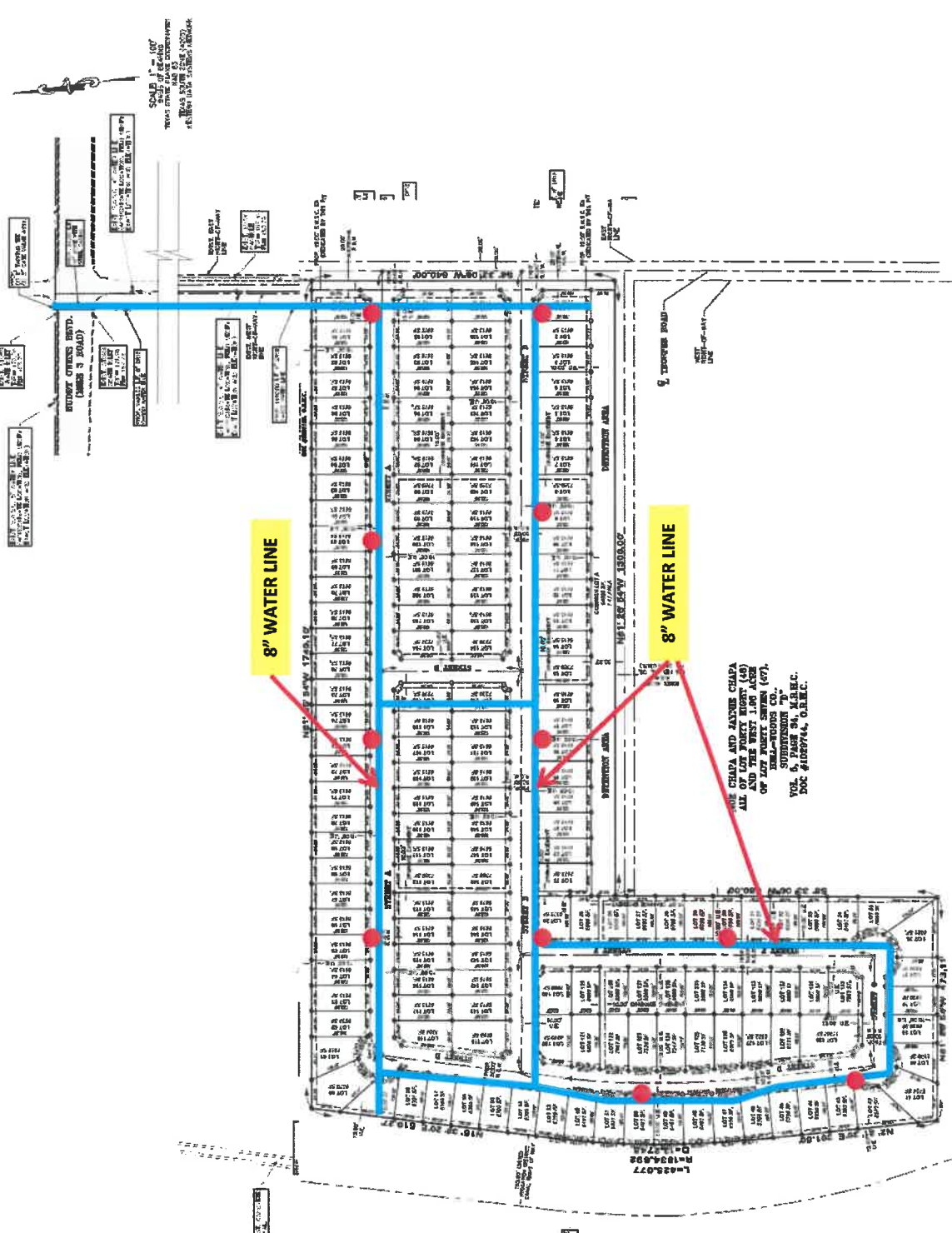
Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's
2. Provide Water District Exclusion
3. Compliance with all other format findings



**SITE
LOCATION**

TOSPER ROAD



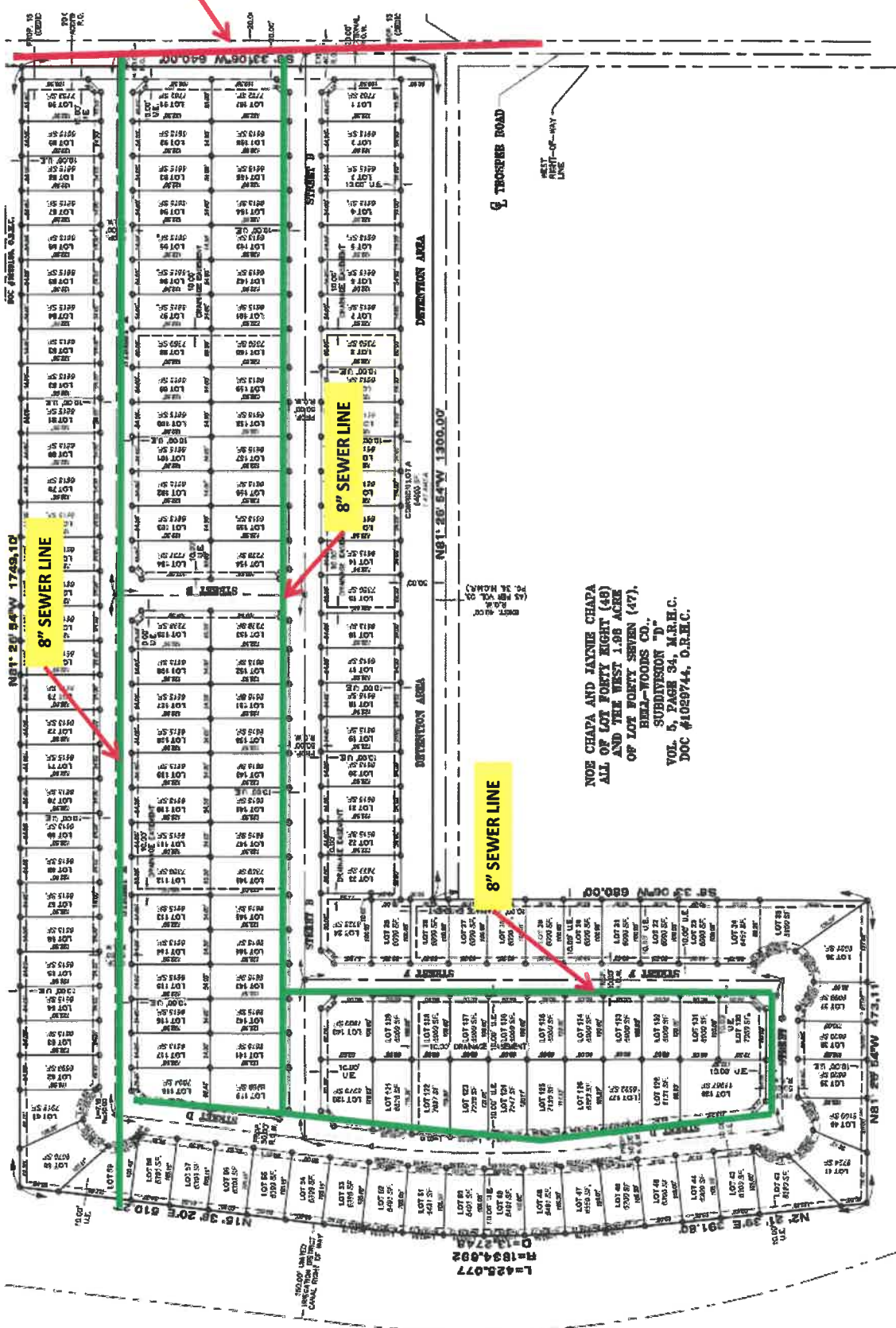
SCALE: 1" = 100'
 NORTH ARROW
 DATE: 05/11/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

8" WATER LINE

8" WATER LINE

THE CHAYA AND JAYNE CHAYA
 ALL AND THE WEST LING ASSN
 OF 407 FRONT STREET (ST.)
 Sausalito, CA 94965
 ATTORNEYS AT LAW
 DOC #1089746, O.R.E.C.

L=428,077
 R=1034,028



EXISTING 8" SEWER LINE

8" SEWER LINE

8" SEWER LINE

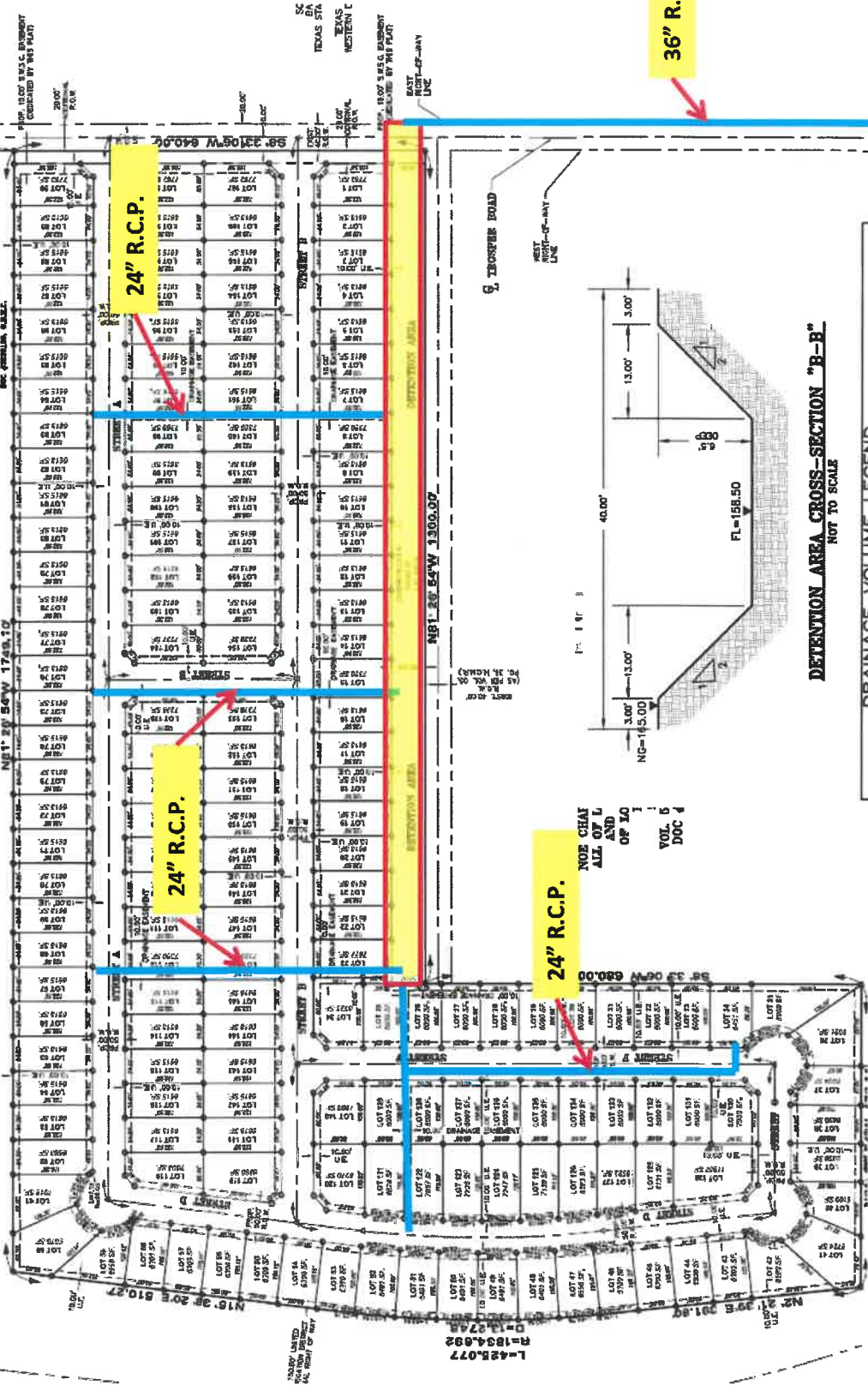
8" SEWER LINE

NOE CHAYA AND JANNIE CHAYA
 ALL OF LOT FORTY EIGHT (48)
 AND THE WEST 1.08 ACRES
 OF LOT FORTY SEVEN (47),
 BELLA-WOODS CD,
 SUBDIVISION "D"
 VOL. 5, PAGE 34, M.R.E.C.
 DOC #1028744, O.R.E.C.

L-425,077
 R-1834,892
 C-12,2748

PLAT 40, BELL-WOODS
 CD. SUBDIVISION "D"
 LOTION PICKER
 SPINDLE SET

SHARLYNE POSHONES 5370 57 HIGHLAND COUNTY, AND 2848 ACRES TRACT OF LAND OUT OF LOTS 43 & 46, OF BELLWOODS COMPANY
 SUBDIVISION "C", BEING A RESUBDIVISION OF LOT 3-4, WEST ADDITION TO SPARKLAND, RECORDED IN VOLUME 5, PAGE 34, MAP RECORDS OF HIGHLAND
 COUNTY, TEXAS.



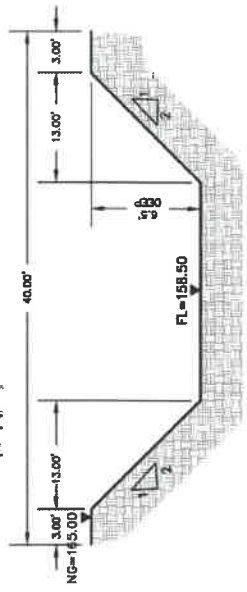
36" R.C.P.

24" R.C.P.

24" R.C.P.

24" R.C.P.

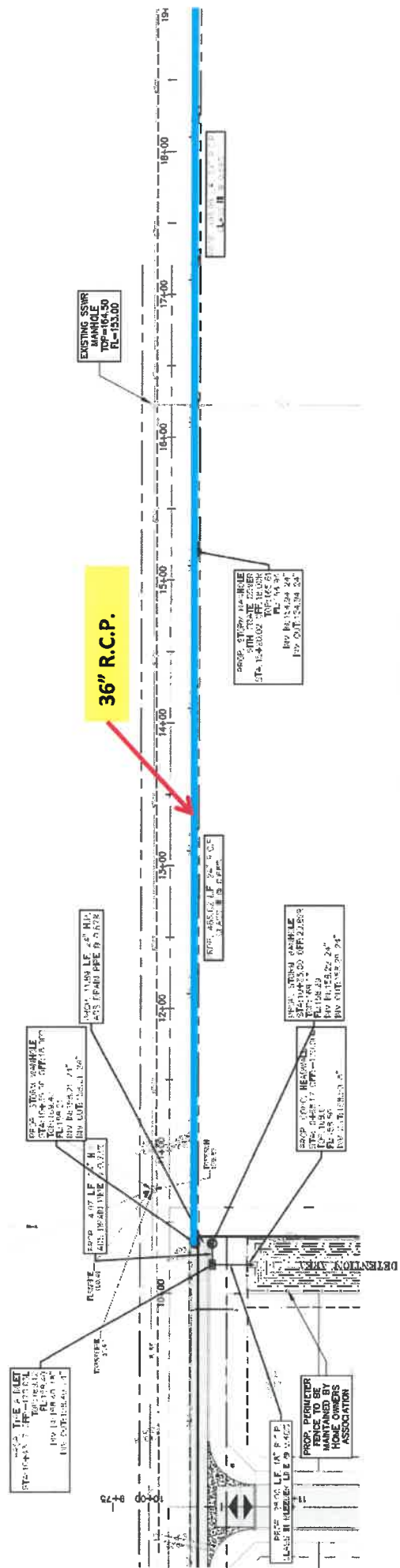
NOTE CHASE
 ALL OF L
 OF LQ
 VOL. 6
 DOC 4



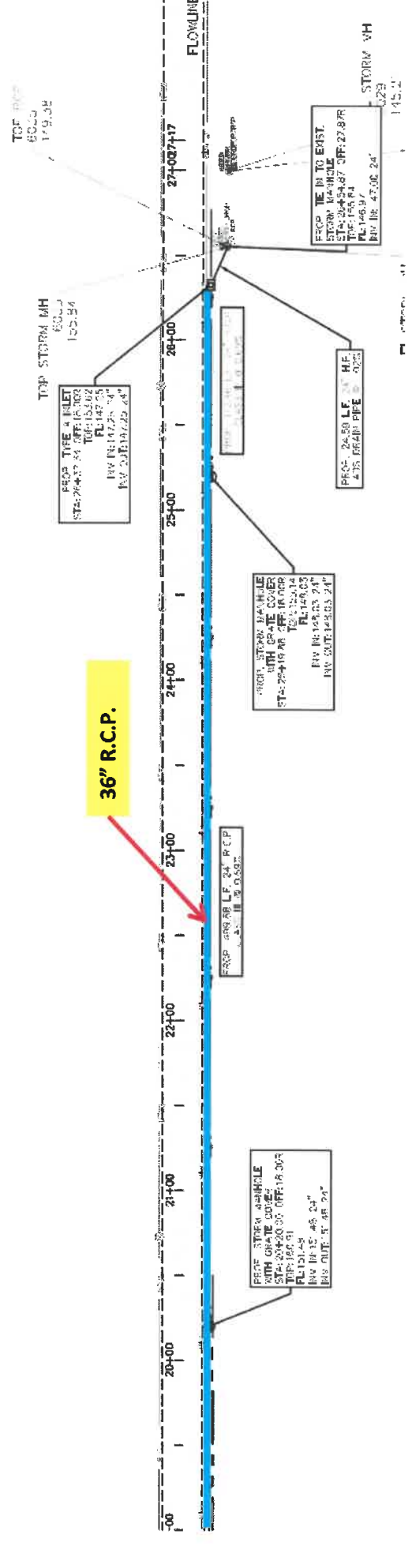
DETENTION AREA CROSS-SECTION "B-B"
 NOT TO SCALE

DRAINAGE VOLUME LEGEND
 VOLUME REQUIRED = 178,335 CF (AS PER DRAINAGE REPORT CALCULATIONS)
 VOLUME PROVIDED IN DETENTION AREA CROSS SECTION "B-B" = 135.5 S.F. X 1845 L.F. = 244,542.50 CF

L-428,077
 R-1834,032
 D-13,2748



STORM SEWER PLAN





FORTIS
LAND COMPANY, LLC

August 12, 2021

Planning and Zoning Commission
City of Mission
1201 E 8th St.
Mission, TX 78572

Re: Lantana Landing Subdivision, City requirements for minimum lot frontage on a public street

Dear Sirs,

On behalf of Fortis Land Company, LLC, the developer of the subdivision to be named "Lantana Landing Subdivision", I am requesting a waiver for the city requirements of:

Required:

Min. frontage lots internal (60ft) and external/corner (65ft) lots – min. lot depth (100ft).
min. lot area: internal 6000sqft and corner 7000sqft.

We are requesting a variance for the following lots:

Minimum frontage internal lots from 60 ft to 54 ft = 106 lots: 2-31, 50, 55, 63, 80-91, 94-106, 109-121, 124-134, 137-147, 150-162

Minimum frontage external/corner lots from 65 to 60 ft = 14 lots – 1, 33, 67, 68, 73, 78, 79, 92, 93, 122, 123, 136, 148, 149

Minimum lot area internal lots from minimum 6000 sf to less than 6000 sf = 7 lots: 51, 54, 64,

Minimum lot area external/corner lots from minimum 7000 sf to less than 7000 sf = 7 lots: 33, 67, 68, 73, 78, 79, 136

Lantana Landing Subdivision is a proposed 163 lot residential development described as follows:

BEING 14.00 ACRE TRACT OF LAND, SAME BEING OUT OF AND FORMING PART OR PORTION OF LOT 31-3 WEST ADDITION TO SHARYLAND, PORCIONES 53 TO 57 HIDALGO COUNTY, AND 20.00 ACRES TRACT OF LAND OUT OF LOTS 45 & 46, OF BELLWOODS COMPANY SUBDIVISION "D", BEING A RESUBDIVISION OF LOT 31-4, WEST ADDITION TO SHARYLAND, RECORDED IN VOLUME 5, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS

This subdivision is located approx. 1320 feet south from the intersection of Mile 3 Road, and Trosper Blvd. The proposed subdivision layout was developed centered on the limitations of the



lot dimensions and configuration; and designed to comply with minimum City of Mission subdivision ordinance standards.

The reasons why we are requesting this variance to reduce the lot frontage from 60 feet to 54 feet because:

- 1) The geometry of the property is irregular and not within standard dimensions. This yields longer lots (125 feet long) along the north 20 acres of the property which makes it not possible to obtain another row of lots with street frontage that would be efficient.
- 2) With a 60-foot frontage by 125 feet of depth, the average area of 7,500 sf exceeds the current market average size for single family lots of 6,500 to 6,800 sf. The 7,500-sf area per lot would also bump up the total selling price of each lot above current market price. The proposed 54 feet by 125 feet lot (6,750 sf) is an ideal dimension that will allow us to supply a high quality and affordable product within the current market's price and demand.

Our vision for this project is a high-end single-family residential development in a prime location that will exceed the typical residential standards and improve the quality of life for all residents in the immediate area within the City of Mission.

The proposed site plan complies with all other City of Mission development and construction requirements. Your consideration of this request is greatly appreciated.

Your consideration of this request is greatly appreciated.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Omar F. Garcia", is written over a light blue horizontal line.

Omar F. Garcia
Fortis Land Company, LLC



RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT
TEXAS REGISTERED ENGINEERING FIRM F-7628
TEXAS LICENSED SURVEYING FIRM #10194027

DRAINAGE REPORT Lantana Landing Subdivision, Edinburg, Texas

Lantana Landing Subdivision is a proposed 163 residential Subdivision, located within the City of Mission city limits, same being 14.00 acre tract of land, same being out of and forming part or Portion of lot 31-3 West addition to Sharyland, Porciones 53 to 57 Hidalgo County, and 20.00 acres tract of land our of lots 45 & 56, of Bellwoods Company Subdivision "D", being a resubdivision of lot 31-4, West addition to Sharyland, recorded in Volume 5, Page 34, map records of Hidalgo County, Texas. All lots, will be used for the construction of single-family homes.

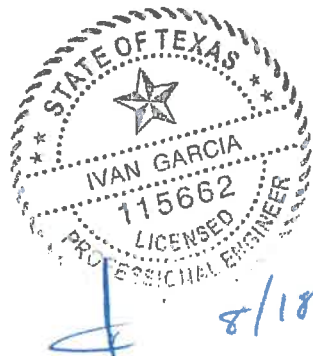
The subdivision is in zone "C", (No shading) areas of minimal flooding. According to the FEMA's Flood Insurance Rate Map Community Panel No.: 480334 0400 C map revised: November 16, 1982.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 3.2% of Hidalgo sandy clay loam (25), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). The site also consists of 96.6% of Hidalgo sandy clay loam (28), with 0 to 1% slopes, the soil is well drained and surface runoff is negligible, permeability is moderately high to high and the water capacity is moderate. This soil is classified as Group (B). Additionally, it consists of 0.2% of Cuevitas-Randado Complex (51), with 0 to 3% slopes, the soil is well drained and surface runoff is very high, permeability is very low to moderately high, and the water capacity is very low. Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a southeasterly direction into an existing City of Mission storm drain inlet, located 1,800 feet south of the proposed subdivision, with outfall to the Mission Lateral, then east to the Mission-McAllen Lateral, and subsequently with final outfall to the Laguna Madre.

Using the Rational Method, we have determined that a 10-yr rainfall event will generate approximately 44.75 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 188.31 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 143.56 CFS of storm runoff for a 50-yr rainfall event.

In accordance with the City's drainage requirements, we have calculated that approximately a total of 238,210 CF or 5.469 AC-FT, will need to be detained for the complete development of the subdivision for a 50-yr rainfall event. Current runoff will be detained in a designated detention area to be maintained by Home Owner's Association, at the south south side of the proposed subdivision, and discharge via an off-site drain line along Trospers Road south into the existing City of Mission storm drain inlet, located 1,800 feet south of the proposed subdivision, with outfall to the Mission Lateral, then east to the Mission-McAllen Lateral, and subsequently with final outfall to the Laguna Madre. Tables, and calculations are attached.



<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<i>Hector Garcia</i>	<i>8/20/21</i>
H.C.D.D. NO. 1	DATE