



MEETING DATE: August 20, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Imperio Vista Subdivision, being a 5.92 acre tract of land out of Lot 97, Mission Acres Subdivision, Developer: Obed Matus, Engineer: Rio Delta Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 10, 2025 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- August 7, 2025 – Final review of plat and construction plans deemed complete by SRC.
- August 20, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- August 25, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Imperio Vista Subdivision consists of 30 single family residential lots and 1 detention area and is located on the Southeast corner of Adams Street and W. 20th Street.
- This subdivision will have access from Adams Street and will extend and connect to and from W. 20th Street. These streets are complete and equipped with all the infrastructure to supply and service the new development. The Engineering Department has reviewed and approved the drainage report.
- The tract of land was rezoned from AO-I to R-1T on February 19, 2025 by P&Z and approved by City Council on February 24, 2025.
- All the lots are meeting the R-1T lot restrictions as per zoning requirements.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



	PLAT FEES
Name: <u>OBED MATUS</u>	5 ACRE PLAT OR LESS.....\$400
Address: <u>905 TAMARACK</u>	5+ ACRES.....\$500
City: <u>MCALLEN</u>	Re-Plat Filing/Review\$300
Phone: _____	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: <u>Imperio Vista</u>	P&Z Date: _____ City Council Date: _____

Urban (City) x Suburban ETJ _____ Rural ETJ _____
Zone: R 1T Water Dist. MISSION School Dist. MISSION ISD

of Lots: Residential 30 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC LJWSC MUD

<u>WATER</u>		<u>SEWER</u>	
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
Other: _____		Lift Sta: _____ N/A-Septic Use: _____	
Suburban MSR cost of water meters & ETJ Only: Membership costs \$ _____		Other: _____	
		Suburban E _____	

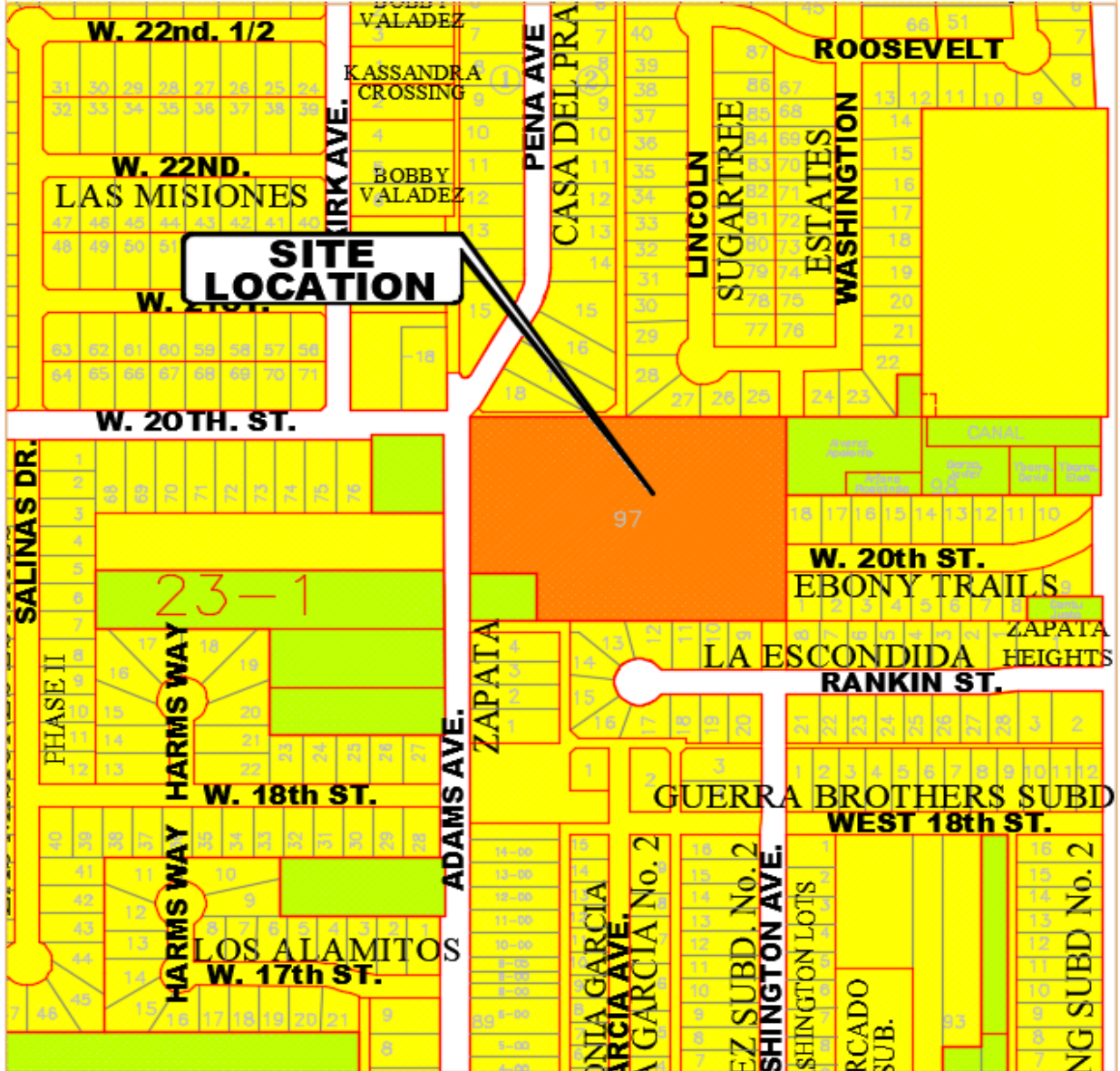
<u>STREETS</u>			
_____ L. F. of _____	Wide Streets	15075601 1201 E. 8TH ST	
_____ L. F. of _____	Wide Streets	REC#: 06320370 6/10/2025 1:35 PM	
Other: _____		OPER: RA TERM: 053	
		REF#: 6470	
		TRAN: 550,000 BUSINESS LICENSE	
		20250478-06/10/25 MATUS, OBED	
		IMPERIO VISTA SUBD 500,00CR	
		TENDERED: 500.00 CHECK	
		APPLIED: 500.00	
		CHANGE: 0.00	

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

AERIAL



ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

DRAINAGE REPORT



RIO DELTA ENGINEERING

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

DRAINAGE REPORT IMPERIO VISTA SUBDIVISION Mission, Texas

Imperio Vista Subdivision is a proposed 30 lot residential subdivision, located within the City of Mission city limits, same being 5.92 acres tract of land, more or less, out of lot 97, Mission Acres Subdivision, Hidalgo County Texas, Recorded in Volume 6, Pages 14, map records of Hidalgo County, Texas. The lots will be used for the construction of residential single homes. Imperio Vista Subdivision is located at the southeast of W 20th St and Adams St.

The subdivision is in Zone "X", areas determined to be outside 500-year flood-plain. According to the FEMA's Flood Insurance Rate Map Community Panel No.: 480345 0005 C map revised: November 20, 1991.

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 0.4% 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 consist of 99.6% of Hidalgo-Urbanan land complex (31) 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). Please see the attached tables for the engineering, physical and chemical properties of these soils.

Existing runoff sheet flows overland in a northeasterly direction into a existing City of Mission Type A storm inlet located at 550 feet from the intersection of adams and 20th street, and outfalls to the City of Mission Drain Ditch, which then outfalls north to the Mission Lateral, then East to the Mission-McAllen Lateral drain ditch, 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 5.96 CFS of storm runoff. We have also used the Rational Method to determine that the improved site will generate an estimated 30.13 CFS of runoff for a 50-yr rainfall event. The improved site will have an approximate increase of 24.17 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 30,117 CF or 0.691 AC-FT, will need to be detained for a 50-yr rainfall event. Current runoff will be detained in a designated onsite detention area located at the east side of the site and outfall into the previously mentioned existing City of Mission Type A storm inlet located at 550 feet from the intersection of adams and 20th street, and outfalls to the City of Mission Drain Ditch, which then outfalls north to the Mission Lateral, then East to the Mission-McAllen Lateral drain ditch, and subsequently with final outfall to the Laguna Madre. Tables and calculations are attached.



5/27/25