

ITEM# 2.1

Consider a variance request to allow an installation of a septic tank at 3101 S. Conway Avenue, out of Lot 10-7, West Addition to Sharyland Subdivision, as requested by Windfield Communities

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.

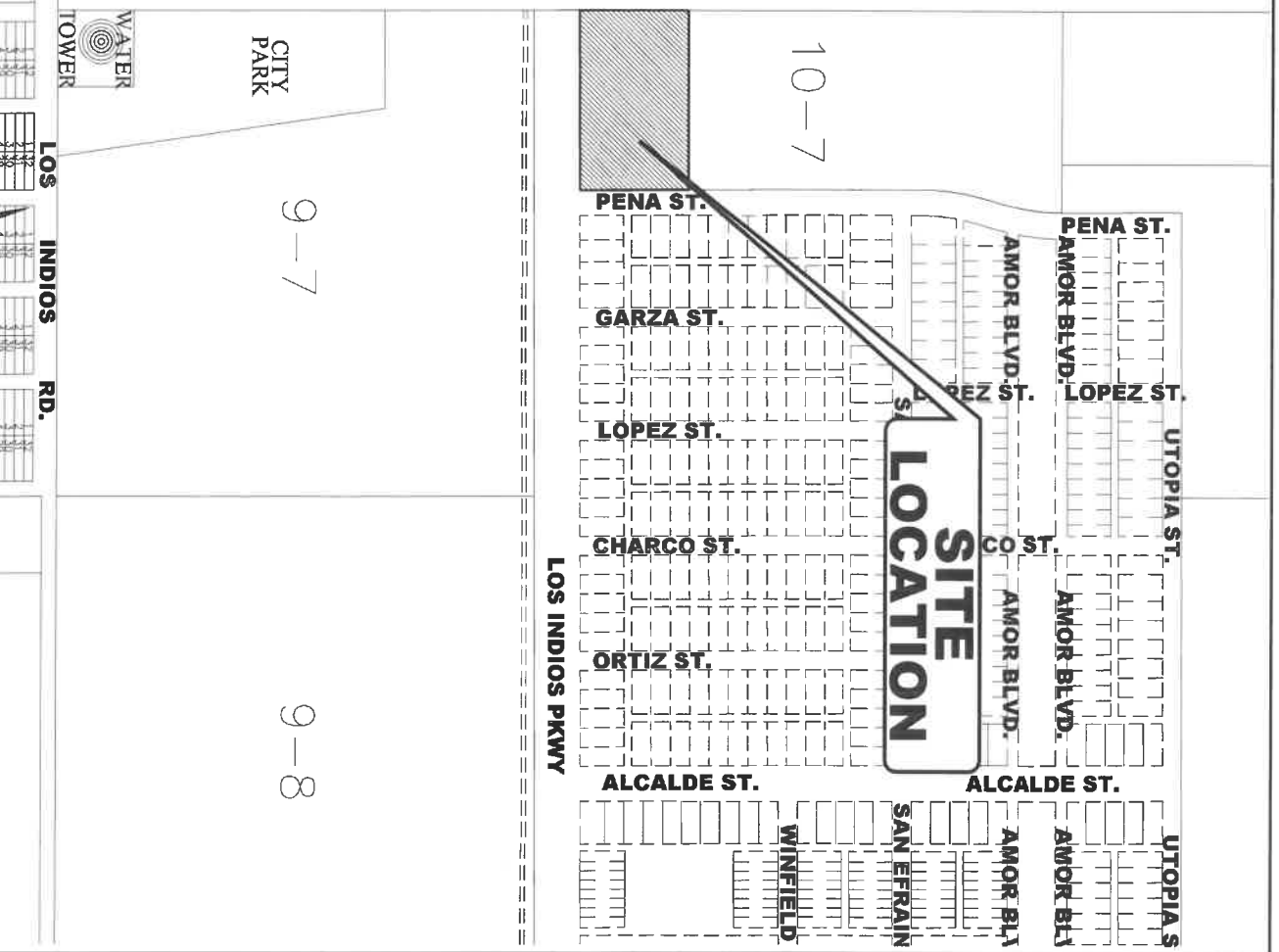
On August 9, 2024 staff received a letter from Pablo Martinez, Vice President of Winfield Communities requesting the installation of a septic system at 3101 S. Conway Avenue. The site was previously serviced by an existing OSSF system that is outdated and out of service. Currently, the Milagro Subdivision is under construction and will be available to extend utilities to this location. The structure 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 new 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 adjacent subdivision is underway and not connected to the city's infrastructure. The closest connection point to a city sewer line would be 1,300 ln. ft. from the property. 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 existing home. 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 as noted within the adopted schedule of fees for non-residential per building lined item labeled septic tanks. The applicant has submitted a certified design of the proposed system, an approval to construct OSSF, and a receipt issue by the County. This job will be subject to City's requirements and inspections.

RECOMMENDATION: Staff recommends approval.



S. CONWAY BLVD. (F.M.1016)



**SITE
LOCATION**



CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE: 08-14-24
 No. _____



Winfield Communities
4320 University Blvd
P.O. Box 499
Laredo, Texas 78042

City of Mission
Attn: JP Terrazas
1201 E 8th St
Mission, TX 78572

August 8, 2024,

Dear Mr. Terrazas,

This letter is in reference to our property at 3101 S. Conway Ave, Mission TX, 78572. We are requesting authorization to install a septic sewer system at the above referenced address, due to no access of the city sewer system. With current infrastructure, the closest connection point to a city sewer line would be 1,300 feet from our property. All permits for installation of the septic system have been granted by both the City of Mission and Hidalgo County, we are submitting this written request per the direction of Omar Cantu, Water and Waste Water Supervisor at The City of Mission.

Thank You,

A handwritten signature in black ink that reads "Pablo Martinez".

Pablo Martinez
Vice President

RECEIVED
8-9-24 R.A.



HIDALGO COUNTY HEALTH & HUMAN SERVICES DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION-ON-SITE SEWAGE FACILITY INSPECTION FEES

THE STATE OF TEXAS
COUNTY OF HIDALGO

Date 8-6, 20 24

Received From: J. A. Gonzalez \$ 145.-

Owner: CHARCO LAND SAMS LLC
One Hundred forty-Five 7/100 Dollars

Cash _____ Check # 7889 M.O. # _____

Fee Description	Amount
Installation Permit	
-Sanitation Inspection	\$75
-TCEQ Waste Water	\$10
Final Inspection Permit	\$60
Other	
TOTAL \$	145.-

Installer License #
35502

Subdivision Description: WEST ADDN. TO SHARPLAND
 Lot Number: 10-7 City/State: City of Mission
 Check One: Residential: 3bdrm Commercial: _____
 Type of System: Gravelless

Note-Customer Copy Yellow-Auditor's Copy Pink-Office Copy

Received By:

constitute as a License to Operate.

The Application has been reviewed for technical and administrative consideration against the standards set forth by Hidalgo County and all other relevant rules and regulations set forth by the relevant agencies. Thus, APPROVAL is hereby granted for the Construction as shown on the submitted plans. Modifications and/or changes made to the OSSF system prior to and/or during installation require approval by Hidalgo County Health Department. A revised Site Plan reflecting the changes must be re-submitted by the appropriate individual in order to be considered complete.

The Property Owner or Acting Agent of the Property Owner must contact Hidalgo County Health Department at least two (2) WORKING DAYS PRIOR to completion in order to schedule the required Final Inspection. This Authorization to Construct is valid for one (1) year from the date issued.

If a Final Inspection has not been performed within one (1) year of the Authorization to Construct's issue date, a new application along with the relevant fees will be required.

Comments: 3BDRM GRAVELLESS CITY OF MISSION
GONZALEZ (35502) REPLACING OLD OSSF

Application Reviewer

08/06/2024
Date of Authorization

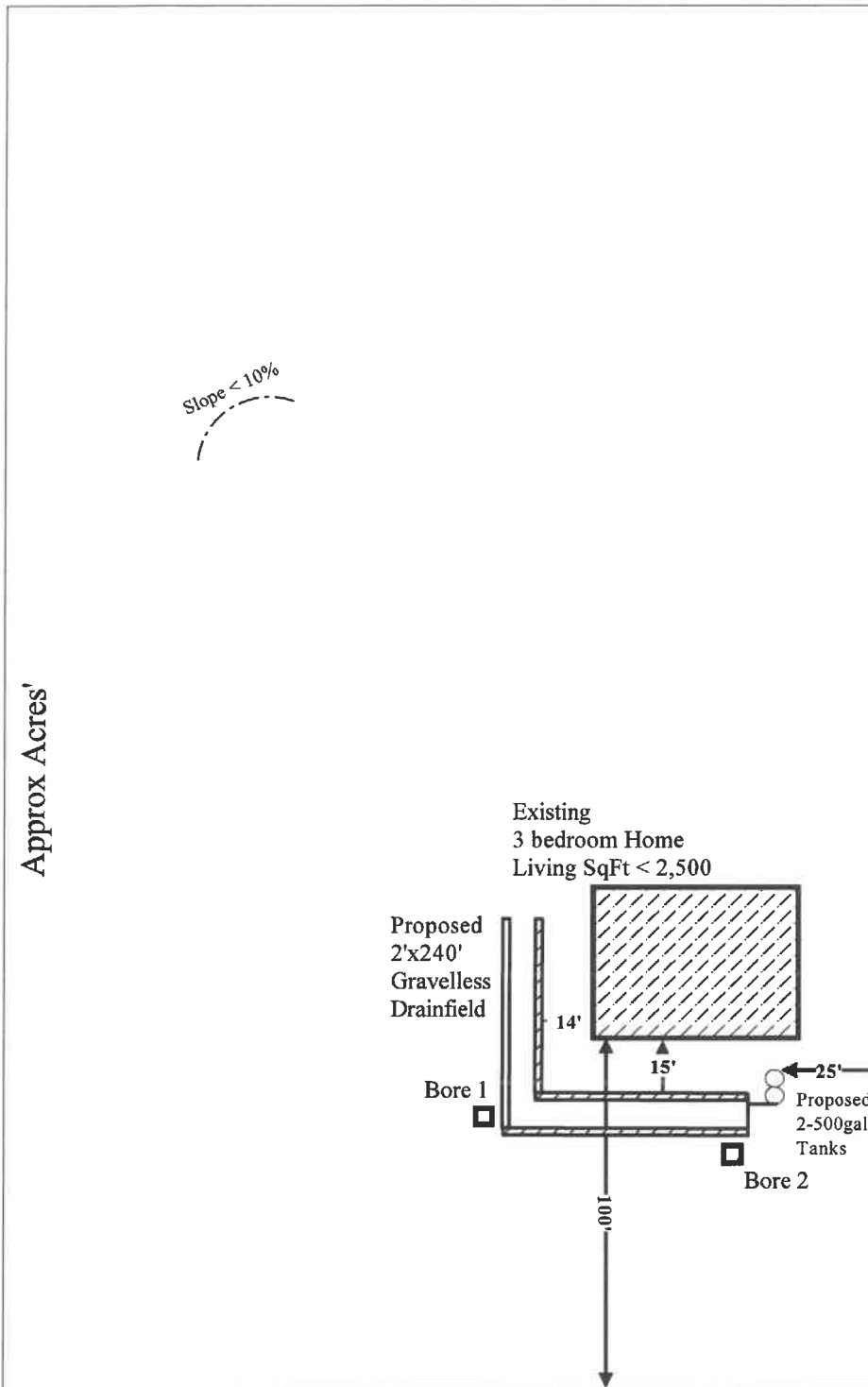
Location:
3101 S Conway Rd, Mission Tx



- No Water Wells within 150' of septic system
- No open bodies of water within 100' of septic system
- Flood Zone X

Proposed OSSF Preinstall
for 3 Bedroom System:
For living ft² < 2,500
Q = 240gal/day
For Q greater than 180gal/day but less
than 251 gal/day. V = 750 gallons
Use 2-500 gallon Septic Tanks

Area Requirements:
Ra = Class II soil
Ra = .25
Q = 240gal/day
A = Q/Ra
A = 240/.25
A = 960SQF
A = 960SQF/4 = 240 L.F.
**Use 240 LF of 2 foot wide
trench, 8" Gravelless
Drainfield**



Approx 250'
Conway Rd

Scale : 1inch=50ft

Property Owner : CHARCO LAND SALES LLC

Installer : Jose Angel Gonzalez, OS1350
222 Veterans Blvd, Edinburg Tx 78540
(956)778-3543

Legal Description : WEST ADDN. TO SHARYLAND
S343'-E1270' EXC 0.50AC HS LOT 10-7 10AC GR 9.50AC NET

Site Evaluator: Jose Angel Gonzalez, OS12258
222 Veterans Blvd, Edinburg Tx 78540
(956)778-3543