



MEETING DATE: November 5, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: Sonoma Ranch Subdivision Phase III, a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision, Developer: Carlos I. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 14, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 16, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- October 30, 2025 – Final review of plat and construction plans deemed complete by Staff Review Conference..
- November 5, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- November 12, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The subdivision is located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road.
- This development consists of 115 single family residential lots.
- The proposed lots measure 50 feet in width by 130 feet in depth consistent with the proposed new lot size minimums for R-1 single family residential zoning.
- Water and sewer services will be provided by the City. There is a total of 7 fire hydrants via direction of the Fire Marshall.
- The internal public streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is only accessible from Sonoma Ranch Subdivision Phase I which will replat 2 of its original lots for future public R.O.W.
- Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department has reviewed and approved the drainage report and design.
- 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 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>Carlos I. Garza</u>	5 ACRE PLAT OR LESS.....\$400
Address: <u>P.O. Box 6105</u>	5+ ACRES.....\$500
City: <u>McAllen, Texas 78502</u>	Re-Plat Filing/Review\$300
Phone: <u>(956) 778-5000</u>	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: _____	P&Z Date: _____ City Council Date: _____
<u>Sonoma Ranch Subdivision Phase III</u>	

Urban (City) X Suburban ETJ _____ Rural ETJ _____
Zone: R-1 Water Dist. U.I.D. School Dist. Mission

of Lots: Residential 115 Non-Residential _____ Common Areas/Lots 2
Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER	SEWER
<u>4,000</u> L. F. of <u>8"</u> Water Lines	<u>4,175</u> L. F. of <u>8"</u> 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: _____	Other: _____
Membership costs \$ _____	Suburban ETJ Only: MSR cost of Septic Tanks \$ _____

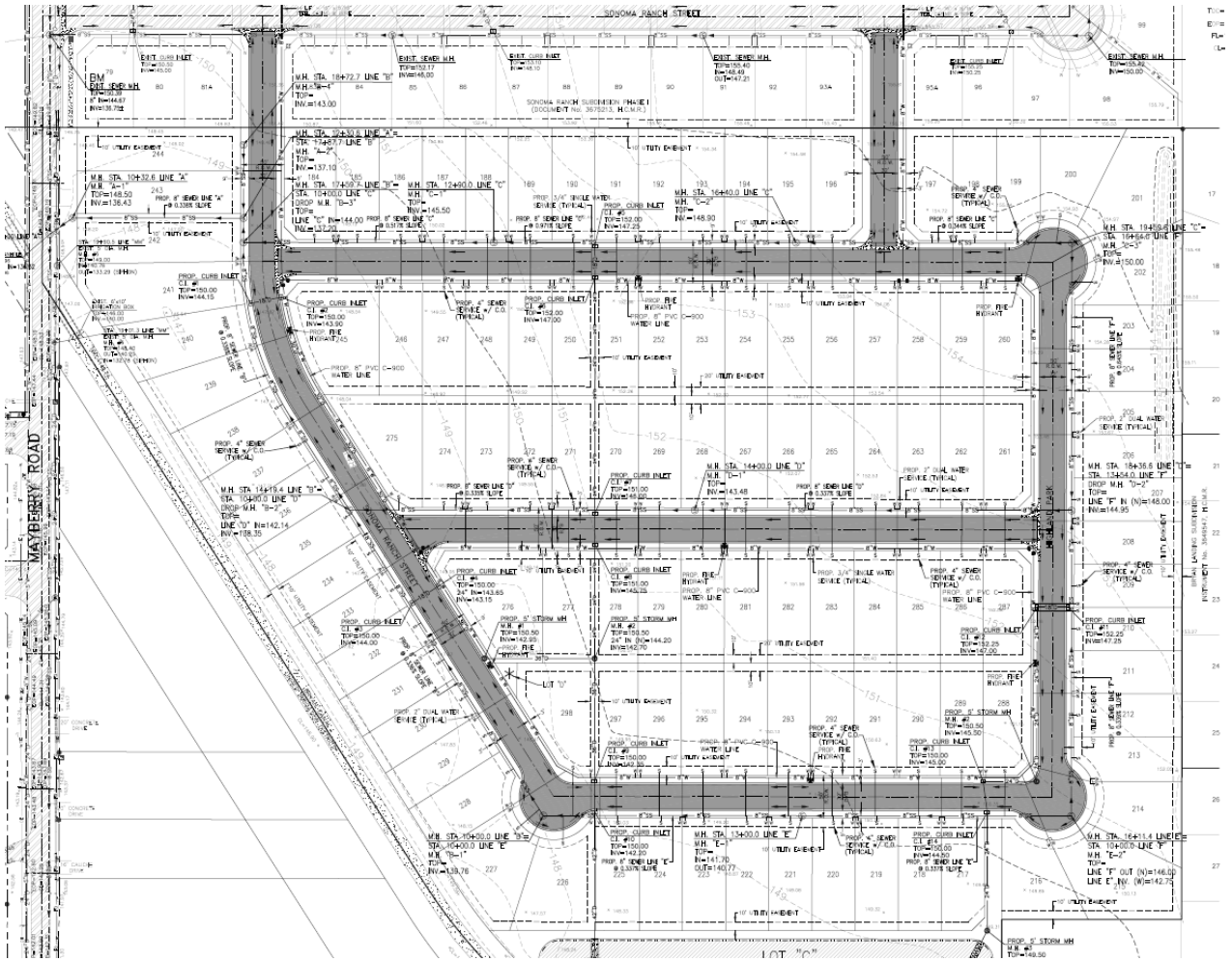
STREETS	STORM SEWER
<u>4,150</u> L. F. of <u>32' B-B</u> Wide Streets	<u>145</u> L. F. of <u>18"</u> Storm Lines
_____ L. F. of _____ Wide Streets	<u>955</u> L. F. of <u>24"</u> Storm Lines
Other: <u>179 L.F. of 13' add'l Widening (Mayberry)</u>	<u>385</u> L. F. of <u>30"</u> Storm Lines
	<u>270</u> L. F. of <u>36"</u> Storm Lines
	<u>205</u> L. F. of <u>42"</u> Storm Lines

[illegible]

AERIAL



UTILITY LAYOUTS



STORM WATER DRAINAGE STATEMENT

Drainage Statement Sonoma Ranch Subdivision Phase III Mission, Texas

Introduction

Sonoma Ranch Subdivision Phase III is a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. This drainage statement addresses Phase III of this subdivision and is independent from Sonoma Ranch Subdivision Phase I and II. The subdivision is located along the east side of Mayberry Road approximately 1,320 feet north of Mile 2 and is within the city limits of Mission, Texas.

Flood Plain

Sonoma Ranch Subdivision Phase III is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service; the soils in this subdivision are found to be Hidalgo Fine Sandy Loam (25), Hidalgo Sandy Clay Loam (28) and Hidalgo Sandy Clay Loam, Saline (30). Soils group 25, 28 and 30 are in hydrologic group "B" and are moderately pervious with a relatively low plasticity index.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a southwesterly direction. Based on an existing 10-year storm, a total storm runoff of 27.76 cubic feet per second is being generated by this subdivision. Note: because the storm outfall is being choked down to a 15" at a slope of 0.510%, this slope calculates to a discharge rate of 4.61 cfs and detention calculations have taken this into account.

Proposed Conditions

Sonoma Ranch Subdivision Phase III is 26.67 Acres and has 115 Single-Family Lots. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from an 18" to 42" throughout the subdivision discharging into a proposed detention pond located near the southwest portion of the phase. This development will increase runoff to a maximum of 114.51 cubic feet per second based on the 100-year storm frequency for an increase Q of 86.75 cubic feet per second. Required detention for Phase III will be 337,098 cubic feet (7.739 Ac.Ft.) with the proposed detention pond having a capacity of 457,407 cubic feet (10.501 Ac.Ft.) at a depth of 7.0 feet. Maintenance of the detention pond shall be provided for by the Sonoma Ranch Home Owners Association.

STORM WATER DRAINAGE STATEMENT

The choked outfall discharge shall be (via a 15" pipe at an average slope of 0.510%) south from the proposed detention pond crossing/siphoning under the United Irrigation District "Bryan Canal" continuing south through a proposed easement and tying directly to an existing curb inlet located along the north side of Mile 2. See the provided outfall storm plan and profile that also shows the siphon under the existing United Irrigation District "Bryan Canal".

Javier Hinojosa 10/6/25
Javier Hinojosa, P.E.



☐ 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 10-24-25

subject to approvals from The City
of Mission and United Irrigation
District for the outfall design