

### **ITEM # 3.0**

#### **PRELIMINARY & FINAL PLAT APPROVAL:**

Retama Phase VI Subdivision (Private)  
9.173 acres being out of Lot 14,  
Del Monte Irrigation Co. Subdivision  
PUD (R-1)  
Developer: Rhodes Development, Inc.  
Engineer: Melden & Hunt, Inc.

### **REVIEW DATA**

#### **PLAT DATA**

The proposed site is part of a master plan located on the SE corner of Bentsen Palm Dr. and Military Parkway East. — see **vicinity map**. This tract was vacant with a proposed land use for 20 residential lots, 22 cottage lots, and 3 common areas— see plat for actual dimensions, square footages, and land uses.

#### **VARIANCE 1**

Request variance from Sec. 98-134 'Streets' of the Code of Ordinances Ch. 98 - Subdivisions to allow the design and proposed construction of a 30' ROW whereas the code requires streets within a subdivision to be at least 50'.

#### **VARIANCE 2**

Request variance from Sec. 98-134 'Streets' of the Code of Ordinances Ch. 98 - Subdivisions to allow a pavement width of 30' whereas the minimum pavement width of minor residential streets shall have 32' back-to-back

#### **WATER**

The developer is proposing to connect to an existing 8" water line located along the south R.O.W. of Hummingbird Lane and extend an 8" water line through the site providing water service to each lot. It will be looped to the south onto the existing 8" line which was stubbed by the Phase V development and to the existing 12" main line along the south ROW of Military Pkwy East. This system will be stubbed at Hummingbird Ln. and Mallard Dr. ends for future extensions. There are 3 proposed fire hydrants via direction of the Fire Marshal's office. – see **utility plan**

#### **SEWER**

The developer is proposing to connect to an existing sewer cleanout on the north side ROW of Hummingbird Ln., which was left for this purpose, and extend an 8" PVC line to collect from all lots abutting to this street which will end with a standard MH. Lots 346-372 will be serviced by an 8" sewer line located on the west side of the street to be connected to an existing 12" sewer main along the north side of Ballard Dr. which will collect from the remaining lots. All lots will be stubbed front-and-center with a 4" PVC line. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$7,400.00 (\$200 x 37 Lots).

#### **STREETS & STORM DRAINAGE**

The subdivision will have 2 existing streets extended from phase V (Hummingbird L. and Ballard Dr.) to have dead-ends for future expansions with a main access to Military Pkwy East from

Hummingbird Ln. between Lots 340 & 341. This access will have an 80' ROW with median islands. The design will also include an internal street with a proposed paved 30' ROW.

This property is located in a Zone "B" on FEMA's Flood Insurance Rate Map. This development is included in Drainage Basin 45 of the Bentsen Palms Master Drainage Study therefore in accordance with the Approved Master Drainage Plan. The plan will route storm water into a detention pond from Mission Main Canal which will outfall into the mission Pilot Channel of the H.C.D.D. No. 1 System. The City Engineer has reviewed and approved the drainage report.

**OTHER COMMENTS**

1. No Park Fees – Mike Rhodes dedication of park land satisfies the park Dedication Ord.
2. Installation of Street Lighting as per City Standards
3. Compliance with the Private Street policies
4. Comply with all other format findings

**RECOMMENDATION**

This project was previously approved by P&Z on December 2023 and then by City Council on January 2024 which included both variance requests. The developer is now proposing to add 5 residential lots to the original submitted plat. Staff has no objection therefore recommends approval subject to payment of Capital Sewer Recovery fee and comply with items 1-4 shown above.



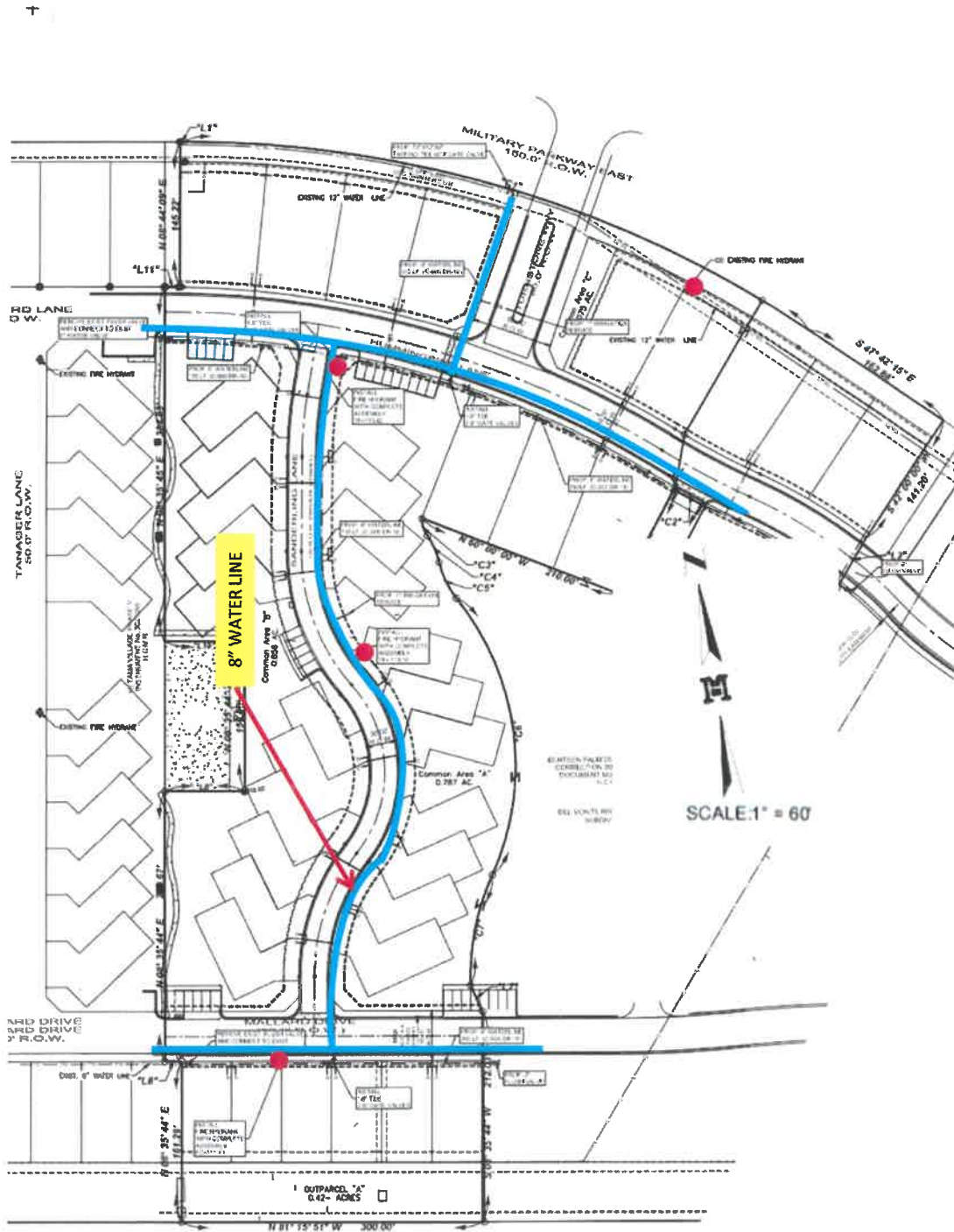


**SITE  
LOCATION**

**SCHUERBACK ROAD**

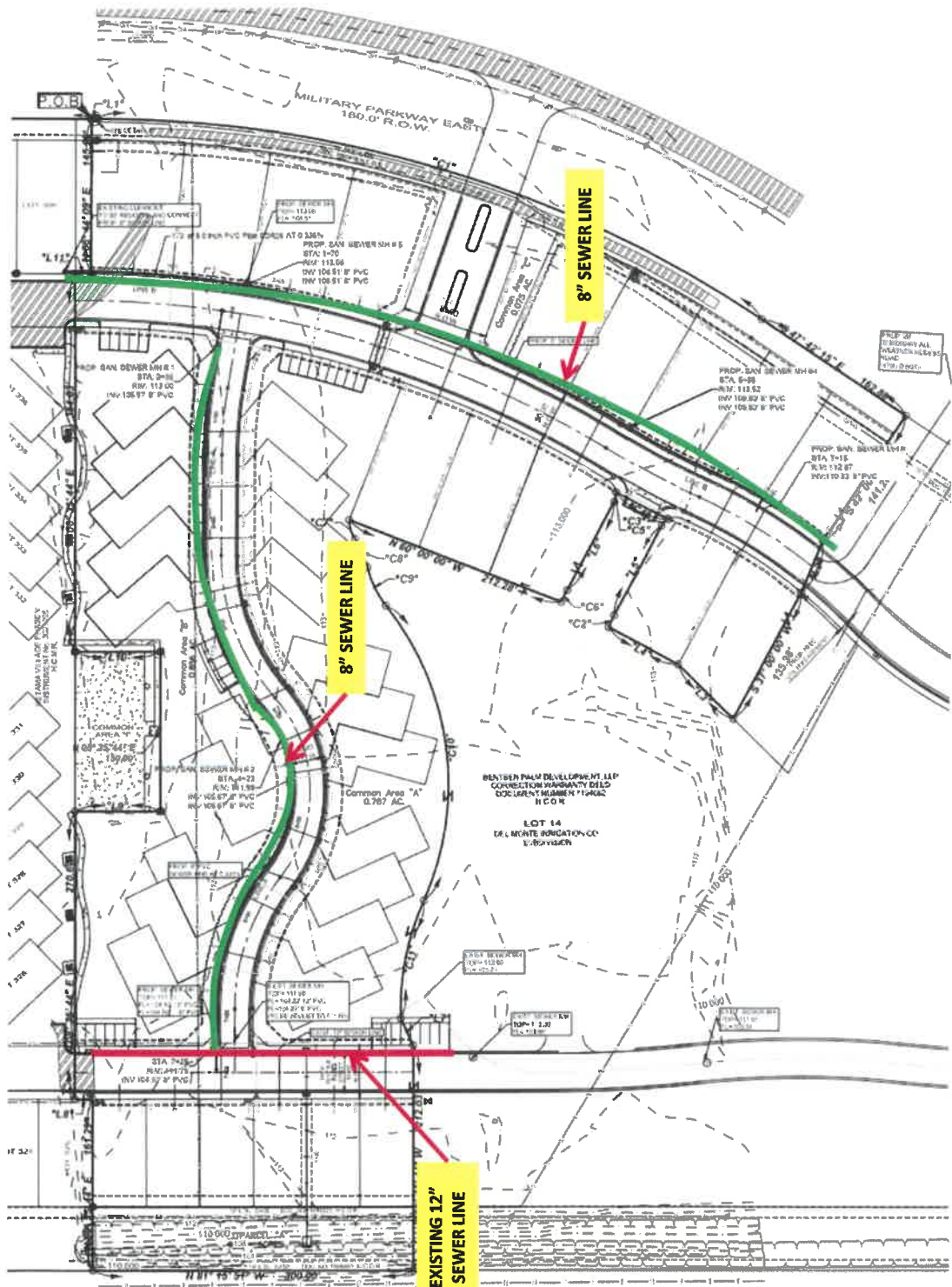
**MILITARY PARKWAY**

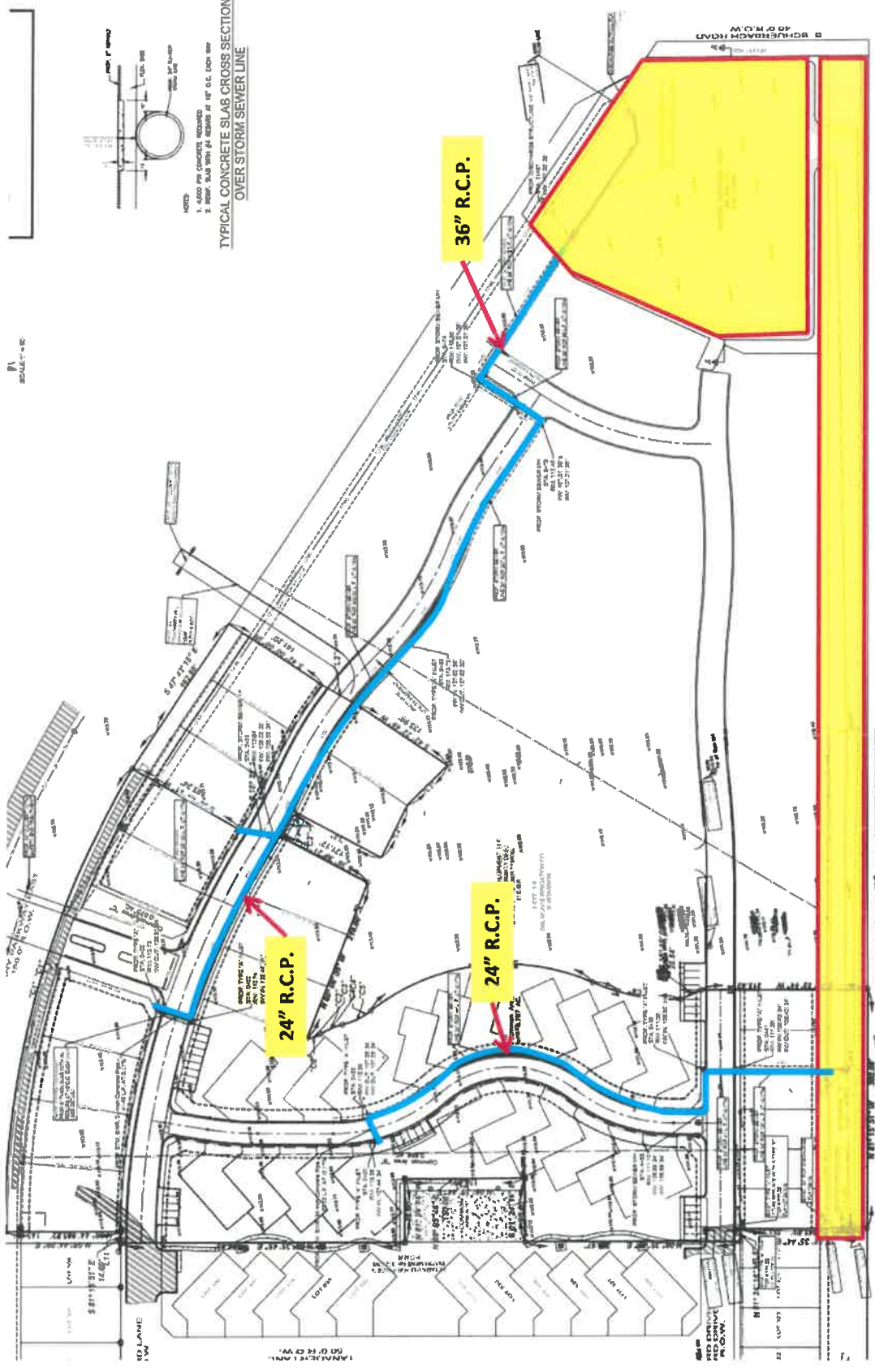




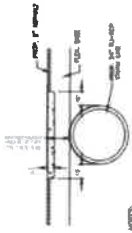
SCALE: 1" = 60'

SAVANA AGUIVEDO  
 DOCUMENT NUMBER: 202203  
 NCOR





SCALE: 1" = 20'



NOTES:  
 1. SEE ALL CONCRETE REVISIONS  
 2. SHOW SLAB WITH 6" REBAR AT 18" O.C. EACH WAY  
 TYPICAL CONCRETE SLAB CROSS SECTION  
 OVER STORM SEWER LINE

WOLFEBOACH ROAD  
 40' OF R.O.W.

1. ANNEKE L. SMITH, P.E.  
 501 G. F. C. W.

RED CIRCLES  
 IN PLAN  
 20' DIA.





# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

TBPELS Firm # F-1435  
TBPELS # 10096900  
November 1, 2023

**MS. SUSIE DE LUNA, PLANNING DIRECTOR  
MISSION PLANNING DEPARTMENT  
1201 E. 8th St.  
Mission, TX 78572**

**Re: RETAMA VILLAGE PHASE VI SUBDIVISION – Variance Request**

Dear Ms. De Luna:

On behalf of the developer, Rhodes Enterprises, Inc. and regarding RETAMA VILLAGE PHASE VI SUBDIVISION, we are asking for the following variances from the City of Mission's ordinances for the following:

1. Pavement Width - we are requesting a 30 ft. B-B instead of the 32 B-B.
2. Road ROW – we are requesting a proposed 30-foot ROW for proposed Sanderling Lane instead of the required 50-foot standard ROW. A 15 ft utility easement will be adjacent to the ROW on both sides of the road.

We respectfully request your consideration of the above referenced variances at your next P&Z Meeting Agenda for consideration and approval.

If you have any questions or concerns, please contact our office. Thank you.

Sincerely,  
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.  
President



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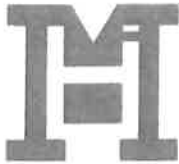
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## DRAINAGE STATEMENT RETAMA VILLAGE PHASE VI Job No.: 24078.00 Date: July 29, 2024


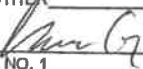
**RETAMA VILLAGE PHASE VI Subdivision** is a tract of land containing 10.547 acres being out of lot 14 del Monte Irrigation Co. Subdivision situated in the City of Mission, County of Hidalgo, Texas. The tract is currently vacant with a proposed land use for 20 residential lots, 22 cottage lots and 3 common areas. This property is located in Zone "B" on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0400 C Map Revised: November 16, 1982. Zone "B" is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading).


The soils in this area are Reynosa silty clay loam (Soils 55 and 56), these soils belong to hydrologic groups "B" respectively and range from moderate to high infiltration rates respectively when thoroughly wet. For full descriptions see attached exhibits taken from "USDA, NRCS Web Soil Survey" Soils maps and information for Hidalgo County, Texas. Web site <http://www.nrcs.usda.gov>.

Existing runoff is in a northeasterly direction, with a runoff of 5.64 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 21.36 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 15.72 c.f.s.

Surface runoff from the lots and the proposed streets will be caught by the existing and proposed curb inlets and conveyed via said storm lines into an existing detention pond located in the East side of the adjacent property. This development is included in Drainage Basin 45 of the Bentsen Palms Master Drainage Study (see attached Drainage Area Map). Said existing drain ditch as included in Drainage Basin 45 discharges thru a detention pond under the Mission Main Canal and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission's drainage policy, the difference between pre and post development storm runoff shall not increase during the 10-year rainfall event. Therefore, as per attached calculations, and in accordance with the Approved Master Drainage Plan for the development, the required detention of 50,970 cubic feet (1.170 ac-ft) shall be provided within said drainage ditch which has been widened along entire width (1800 LF.) of Basin 45 to accommodate 169,200 cubic feet of detention.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input type="checkbox"/> TO CITY	
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	<u>8-9-24</u>
H.C.D.D. NO. 1	DATE

By:  Date: 7/30/24  
Mario A. Reyna, P.E. Date: 07-29-24  
President

