



MEETING DATE: April 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Springwood Manor Estates, a 2.00-acre tract of land out of the North 15.94 acres of Lot 211, John H. Shary Subdivision, R-1T, Developer: RGV Villa Development, LLC, Engineer: Trimad Consultants, LLC, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval
- May 23, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 19, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- March 25, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- March 28, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the East side of Stewart Road, approximately 850' North of Bus. Hwy. 83.
- This development consists of twenty-three townhome lots with two lots designated for storm water detention.
- Water service was extended from an existing 8" water line located along the West side of N. Stewart Road into the subdivision's South right-of-way and looped around the North side of this site with one fire hydrant as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stubouts at each lot.
- The internal public street (Oak Drive) is 36 feet back-to-back within a 50-foot right-of-way accessible only from N. Stewart Road.
- The drainage for this subdivision consists of two detention swales and one conveyance swale. Combined, the swales will detain a total of 8,554 cubic feet of rain. These swales will discharge to an existing curb inlet on the NW corner of the property along N. Stewart Road that belongs to the City of Mission.

STAFF RECOMMENDATION:

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager’s Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

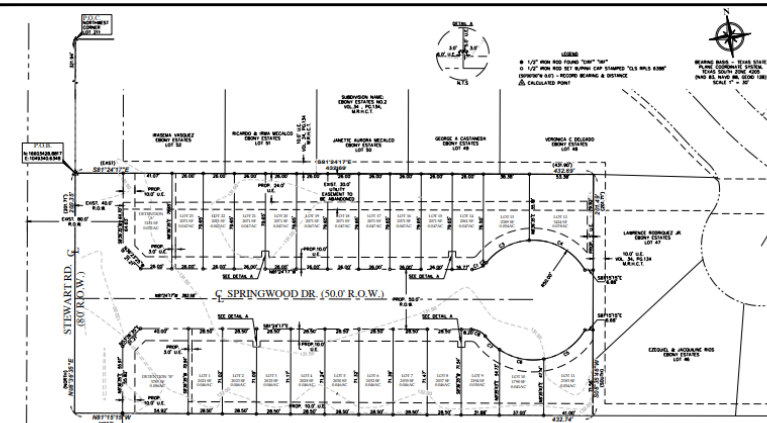
DISAPPROVED:

TABLED:

AYES

NAYS

DISSENTING



Curve Table				
Curve #	Length	Radius	Chord Distance	Chord Length
1	1.00	100.00	100.00	100.00
2	1.00	100.00	100.00	100.00
3	1.00	100.00	100.00	100.00
4	1.00	100.00	100.00	100.00
5	1.00	100.00	100.00	100.00
6	1.00	100.00	100.00	100.00
7	1.00	100.00	100.00	100.00
8	1.00	100.00	100.00	100.00
9	1.00	100.00	100.00	100.00
10	1.00	100.00	100.00	100.00



STATE OF TEXAS
COUNTY OF HOUSTON
CITY OF HOUSTON
PLANNING & ZONING COMMISSION
CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Planning & Zoning Commission of the City of Houston, Texas.

CITY OF HOUSTON
PLANNING & ZONING COMMISSION
CERTIFICATE
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Planning & Zoning Commission of the City of Houston, Texas.

1. THE PLANNING & ZONING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT OF THE LAND SHOWN ON THE PLAT AND HAS DETERMINED THAT THE SAME COMPLY WITH THE PLANNING & ZONING ORDINANCES OF THE CITY OF HOUSTON, TEXAS, AND THAT THE SAME ARE IN ACCORDANCE WITH THE PLANNING & ZONING COMMISSION'S POLICY AND PURPOSES.

SPRINGWOOD MANOR
ESTATES

TRIMAD

1803 MOZELLE ST.
PHARR, TEXAS 78877
(956) 688-8800

APPROVED: _____ DATE: _____
BY: _____

AERIAL PHOTO



STATEMENT OF COMPLETION – PUBLIC WORKS



Public Works Department

To: Xavier Cervantes Planning Director
Project/Subdivision Springwood Manor Estates
Project/Subdivision Contractor Trimad Consultants
Project/Subdivision Engineer Trimad Consultants L.L.C.
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: March 25, 2025

STATEMENT OF COMPLETION

The infrastructure installed has been, inspected and accepted by the City of Mission (Public Works) Utility, Streets & Drainage Department. As-builts are due for review.

Water:

Springwood Manor Estates has been inspected by ☐ Carlos Fuentes and or ☒ Guadalupe Vela. The infrastructure installed by Trimad Consultants and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998

Sewer:

Springwood Manor Estates has been inspected by ☐ Carlos Fuentes and or ☒ Guadalupe Vela. The infrastructure installed by Trimad Consultant and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998.

Inspector (s) Guadalupe Vela


Juan Pablo "JP" Terrazas, P.E., CPM
Assistant City Manager

STATEMENT OF COMPLETION - ENGINEERING



Public Works Department

To: Xavier Cerventes Planning Director
Project/Subdivision Springwood Manor Subdivision
Project/Subdivision Contractor GNH Company
Project/Subdivision Engineer Trimad Consultants, LLC
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: 3/28/2025

STATEMENT OF COMPLETION

The infrastructure installed has been, inspected and accepted by the City of Mission (Public Works) Utility, Streets & Drainage Department. As-builts are due for review.

Streets:

Springwood Manor has been inspected by ☐ Joaquin Gonzalez and or ☒ Antonio Serna.
The infrastructure installed by GNH Company and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Antonio Serna

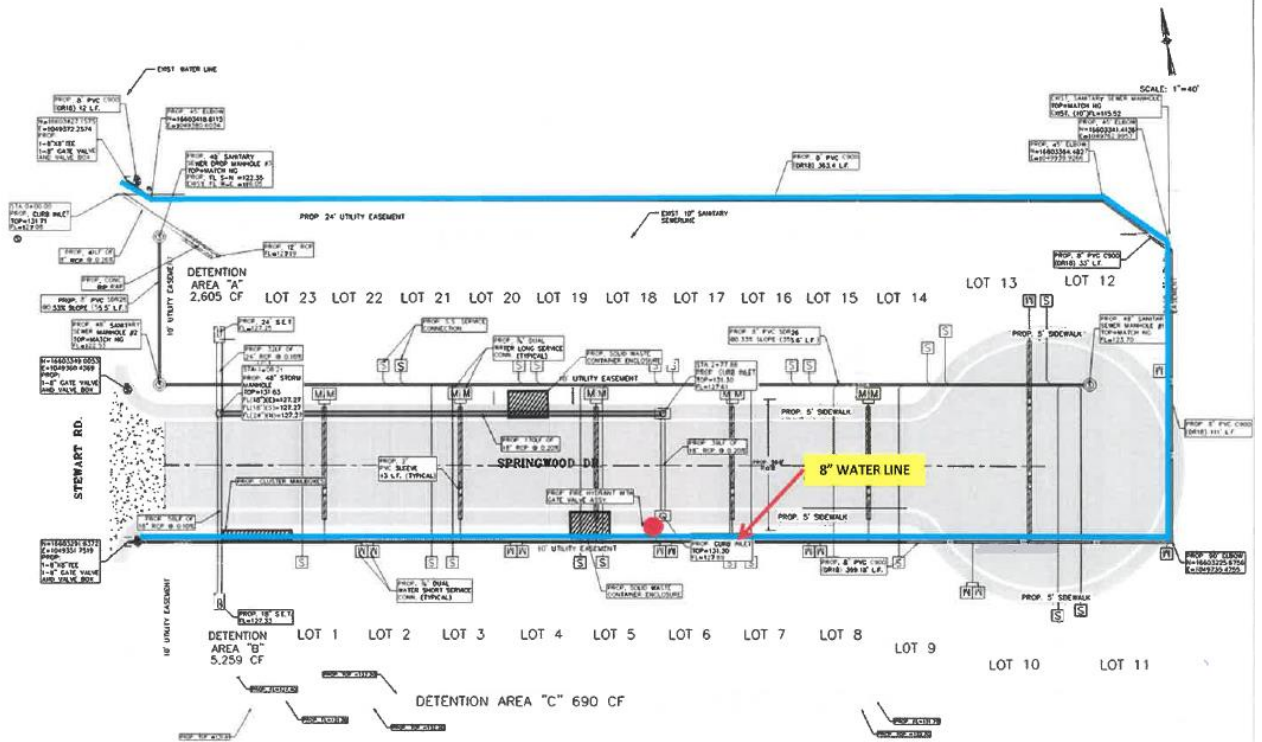
Strom Drain:

Springwood Manor has been inspected by ☐ Joaquin Gonzalez and or ☒ Antonio Serna.
The infrastructure installed by GNH Company and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

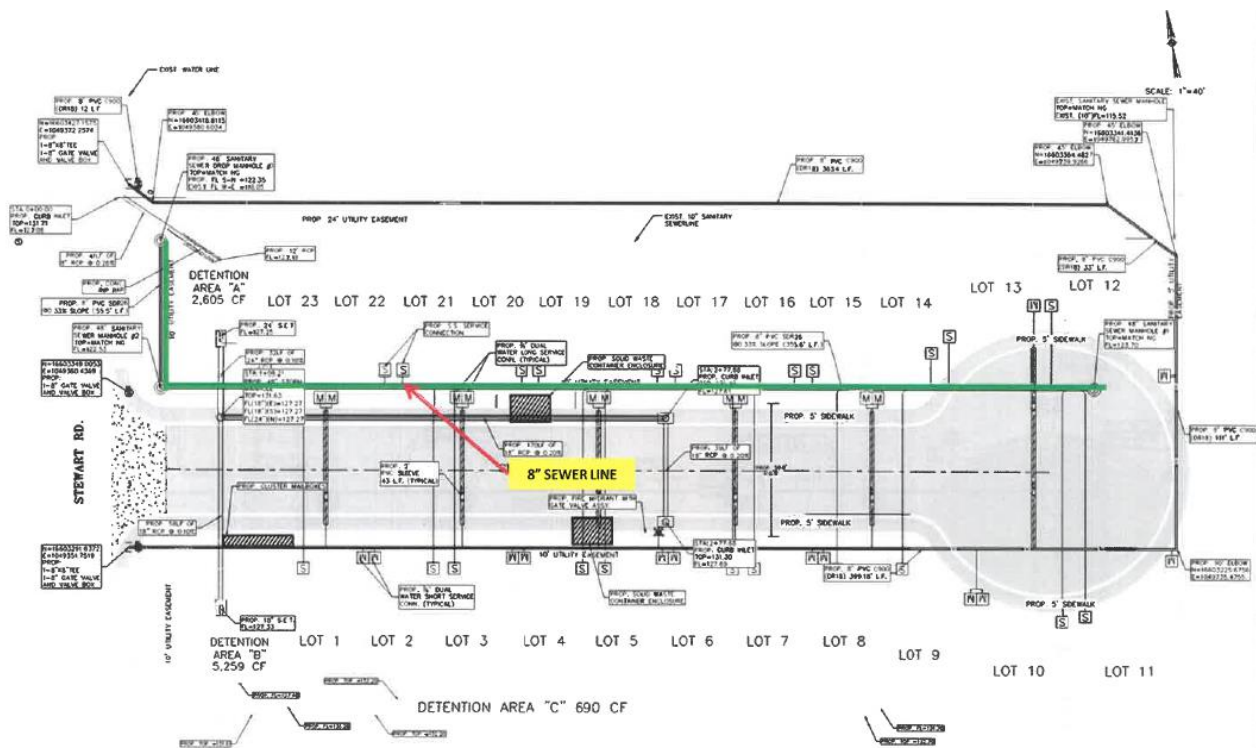
Inspector (s) Antonio Serna

Juan Pablo "JP" Terrazas, P.E., CPM
Assistant City Manager

WATER DISTRIBUTION



SANITARY SEWER LAYOUT



STORM WATER DRAINAGE STATEMENT



DRAINAGE REPORT FOR SPRINGWOOD MANOR ESTATES

PROJECT LOCATION

Springwood Manor Estates being ± 2.06 -Acre JOHN H SHARY 208 x 431 – 15.94 AC LOT 211, located in the City of Mission, Texas along N Stewart Rd. according to the map or plat thereof recorded in volume 1, pages 17 of the map records of Hidalgo County, Texas.

FLOOD PLAIN

The subdivision lies within flood zone "X" (areas of 500-year flood; areas of 100-year flood with average of depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood.) Community Panel Number: 480345 0005 C; Map Revised: November 20, 1991. The property is located approximately 175 feet from the intersection of N. Stewart Rd. and School Ln in Mission, Texas. The property is currently open with a proposed use of twenty-three (23) townhome lots, and two (2) lots used for detention.

SOIL CONDITONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 100.0% (28) Hidalgo sandy clay loam, 0 to 1 percent slopes, hydrologic group B.

Hidalgo sandy clay loam has the capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr.) and depth to water table: More than 80 inches. The frequency of flooding is none and frequency of ponding is none. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. (See attached Soil Survey).


PRE-DEVELOPED CONDITION

The existing total property is a 2.00-acre tract. Currently this tract is a single-family residence. The existing drainage pattern for this tract of land sends storm water from the high point located near the South-West corner of the property to the North-West corner of said property. The existing runoff from the lots during a 10-year rainfall event is 3.65 cfs per the attached calculations.

POST-DEVELOPED CONDITIONS

The proposed Springwood Manor Estates consists of 23 multi-family townhome lots, being around 0.47 acres per lot. Total acreage for the subdivision is 2.00 acres. Post-developed flow will be conveyed by means of keeping the existing drainage pattern. The proposed drainage for this subdivision will consist of 2 detention swales and one (1) conveyance swale. Combined, the swales will detain a total of 8,554 cubic feet of rain. Swale A will detain a volume of 2,605 cubic feet of rainwater, Swale B will detain a total of 5,259 cubic feet of rainwater and Swale C will detain a total of 690 cubic feet of rainwater. These swales will discharge with an 12-in RCP bleeder line to an existing curb inlet that is nearby the North-West corner of the property along N. Stewart Rd. that belongs to the City of Mission (See attached Overall Drainage Map).

Per Hidalgo County Regulations, the proposed runoff from the lots after development during a 50-year rainfall event is 11.15 cfs per the attached calculations.

<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 _____	
H.C.D.D. NO. 1 <u>Alexis Lozano</u>	
DATE <u>4/19/24</u>	

3/28/2024

Ricardo Salazar



Street Pharr, Texas 78577 · 956-688-8860

STREET VIEW – ENTRANCE PHOTO



STREET VIEW PHOTO

