



MEETING DATE: April 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Stewart Cove Phase II Subdivision, a 2.97 acre tract of land out of the South 24.44 acres of Lot 26-12, West Addition to Sharyland, R-1A, Developer: Aaron H. Balli, Jr., Engineer: Hinojosa, Inc., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 13, 2024 – City Council convened for Preliminary Approval
- May 16, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- March 25, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- March 28, 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 at the Southwest corner of Stewart Road and Solar Drive.
- This development consists of eight single family residential lots.
- Water service was extended from an existing 8" water line located along the North right-of-way of Solar Drive into the subdivision with an 8" water line and looped to the East 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 front and center of each lot.
- The internal public street (Dora Jeanne Street) is 32 feet back-to-back within a 50-foot right-of-way accessible only from Solar Drive.
- Storm drainage for this site will sheet flow onto the street and flow North into an existing inlet and ultimately discharging to the HCDD#1 ditch approximately 950 feet North of this development.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

[illegible]

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE
OWNER: AARON H. BALL JR.	1620 E GRIFFIN PARKWAY MISSION, TEXAS 78572	(956) 82-5944
ENGINEER: RICARDO HINCOSA, P.E.	108 W 18TH STREET MISSION, TEXAS 78573	(956) 581-0103
SURVEYOR: WILLIAM A. MANGUM, NPLS	807 N. WARE RD McALLEN, TEXAS 78501	(956) 82-7026

AERIAL PHOTO



STATEMENT OF COMPLETION - ENGINEERING



Public Works Department

To: Xavier Cerventes Planning Director
Project/Subdivision Stewart Cove Phase II Subdivision
Project/Subdivision Contractor Elizondo 956 & Utilities llc
Project/Subdivision Engineer Hinojosa Engineering
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:

Stewart Cove Phase II has been inspected by ☐ Joaquin Gonzalez and or ☒ Antonio Serna.
The infrastructure installed by Elizondo 956 & Utilities llc and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Antonio Serna

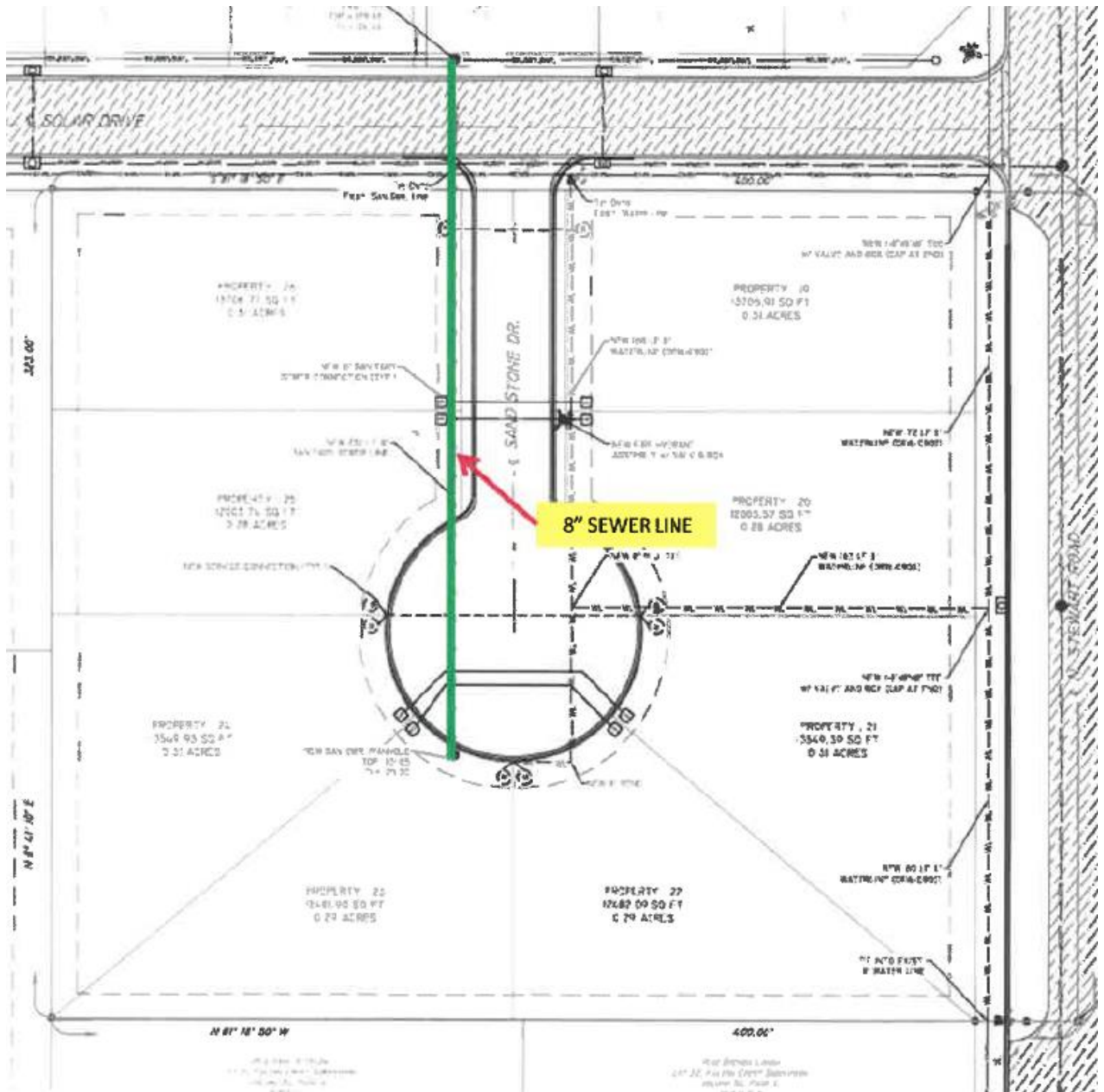
Strom Drain:

Stewart Cove Phase II has been inspected by ☒ Joaquin Gonzalez and or ☐ Antonio Serna.
The infrastructure installed by Elizondo 956 & Utilities llc and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Joaquin Gonzalez

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

SANITARY SEWER LAYOUT



STORM WATER DRAINAGE STATEMENT



HINOJOSA ENGINEERING, INC.

Civil Engineering • Structural Engineering

108 West 18th Street Mission, Texas 78572

Tel: (956) 581-0143 | Fax: (956) 581-2074

Registration Number F-908 | Expiration Date 09/30/2019

DRAINAGE STATEMENT

For

Subdivision Plat of Stewart Cove
Mission, Texas

Stewart Cove Subdivision is located within the Mission City Limits, approximately ½ mile north of the Stewart Rd. / FM 495 (Griffin Parkway) intersection along the west right of way of Stewart Rd. and is described as follows: A 6.01 acre tract of land out of Lot 26-12, West Addition to Sharyland, Hidalgo County, Texas.

Flood Zone Designation:

By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with Community Panel No. 480344 - 0400 C, Map Revised November 16, 1982.

Existing Soils:


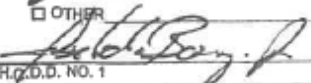
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of (25) Hidalgo Fine Sandy Loam and of (28) Hidalgo Sandy Clay Loam. These soils on this site are listed in Hydrologic Group "B", which consist of well drained soils with moderate infiltration rate.

Existing Conditions:

The land comprising the Stewart Cove Subdivision is currently vacant. Topography of the site reveals the subdivision site has an average existing grade of approximately (0 - .05%) towards the west, with an estimated predeveloped runoff of 7.94 cubic feet per second.

Future Conditions:

Expected future use for this subdivision will consist of an 18 single - family lot residential subdivision. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 10-year frequency storm using the modified rational formula reveal total maximum volume of additional run-off of 13,435 cubic feet (0.30 acre-feet), and a future Q of 17.27 cubic feet per second. This runoff will be detained on-site in a proposed swale within 15 foot utility and drainage easement dedicated by the subdivision plat, and discharged onto an existing City of Mission 24-inch RCP storm drain line located along west of the right-of-way of Stewart Road. Existing 24-inch RCP storm drainage line leads to an outfall onto existing H.C.D.D. No. 1 ditch, approximately 950 feet north of this proposed subdivision. A drainage plan is to be approved by the City of Mission at the time of issuance of building permit.

<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 type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	14/10/2015
H.C.D.D. NO. 1	DATE

