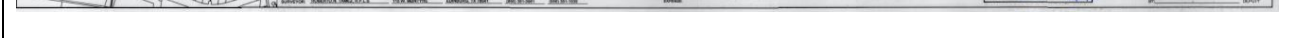


PLAT



AERIAL PHOTO



VARIANCES REQUESTED



TBPELS Firm # F-1435
TBPELS # 10096900

February 16, 2024

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

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

Re: MAYFAIR AT TRINITY SUBDIVISION (PRIVATE) – STREET NAMES

Dear Ms. De Luna:

On behalf of the developer, Dolcan Development Inc. and regarding the above referenced private residential development, we are respectfully requesting to utilize the following street names:

- Delwood Street
- Derby Street
- Duke Street
- Dolores Street
- Drift Street
- Dolcan Street

The developer feels that the above referenced names will add character to this private development. Your consideration of this request is greatly appreciated. If you have any questions or concerns, please contact our office at (956) 381-0981.

Sincerely,
MELDEN & HUNT, INC.

Mario A. Reyna, P.E.
President

VARIANCES REQUESTED



TBPELS Firm # F-1435
TBPELS # 10096900

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

January 9, 2024

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

Re: MAYFAIR AT TRINITY SUBDIVISION (PRIVATE) – Variance Request

Dear Ms. De Luna:

On behalf of the developer, Dolcan Development Inc. and regarding the above referenced private residential development, we are asking for the following variance from the City of Mission's ordinances for the following:

1. Side Setback - we are requesting 6 feet to 5 feet.

This proposed development will have a similar concept to the existing Mayfair Residence Subdivision located just east of this property and that same builder that built that subdivision with no issues, will be the same builder for this development. We respectfully request your consideration of the above referenced variance at your next P&Z Meeting Agenda for consideration and approval.

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

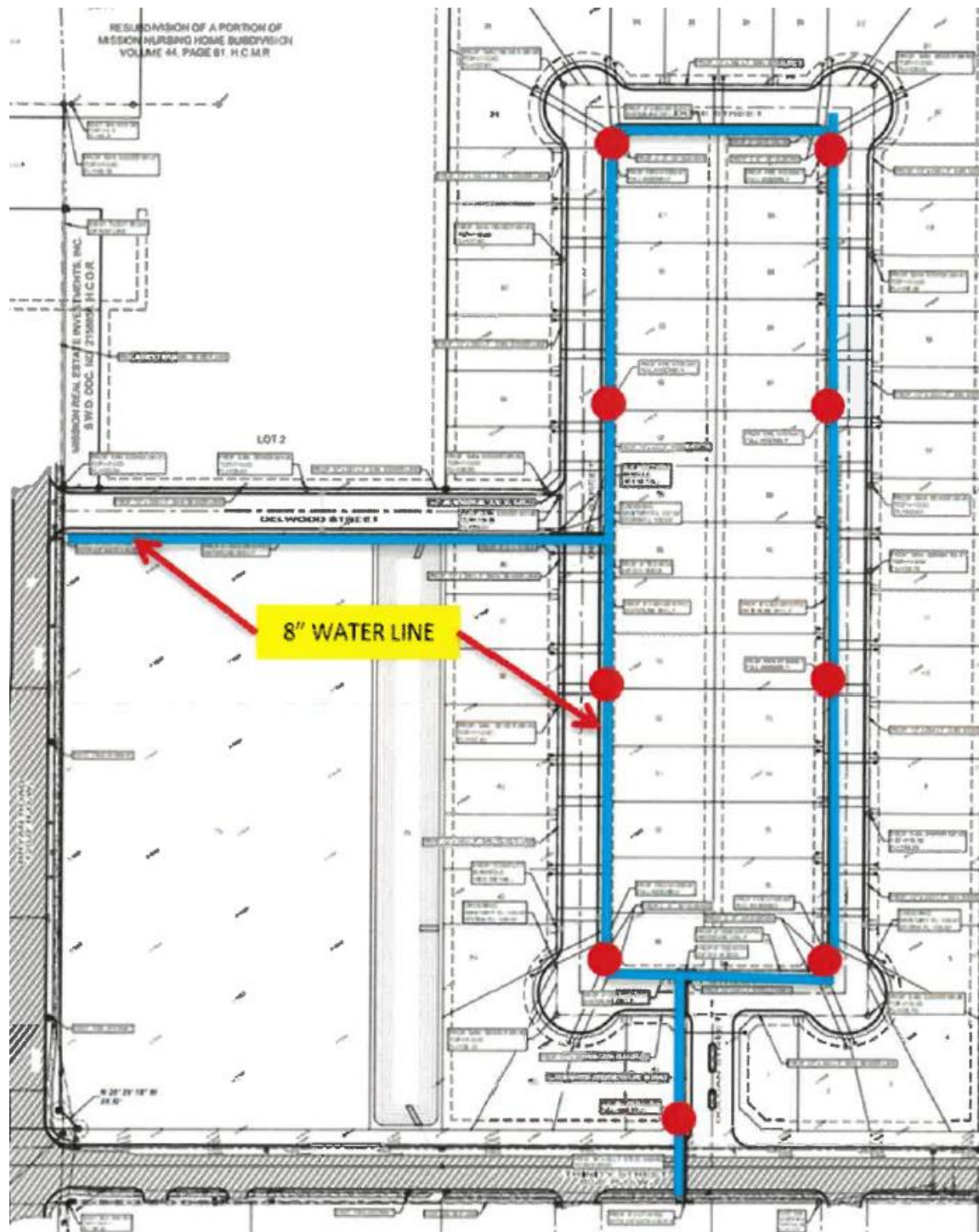
Sincerely,
MELDEN & HUNT, INC.



Mario A. Reyna, P.E.
President

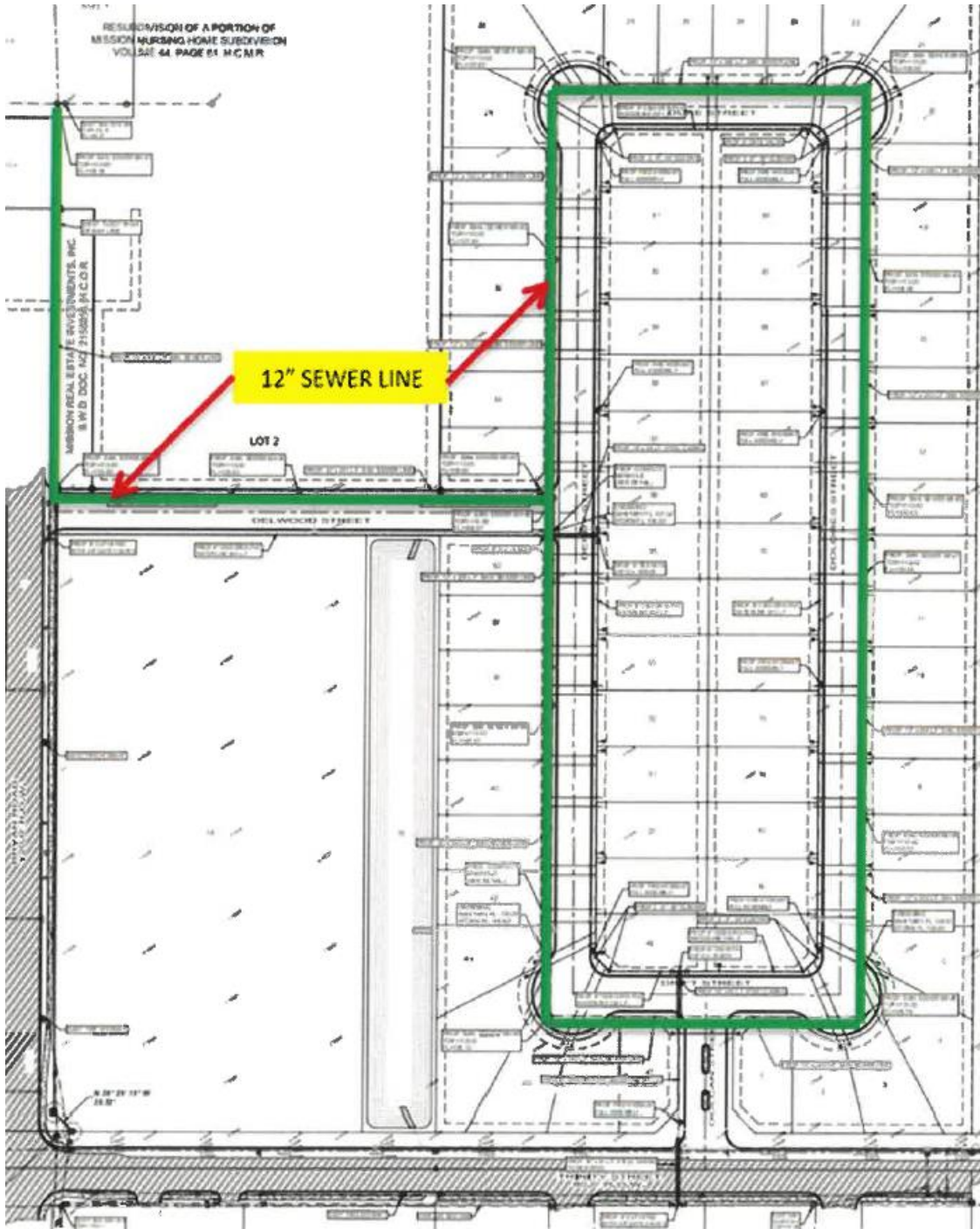
UTILITY DISTRIBUTION

WATER LAYOUT



UTILITY DISTRIBUTION

SANITARY SEWER



UTILITY DISTRIBUTION

DRAINAGE REPORT



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 # 10098900

Drainage Statement

MAYFAIR AT TRINITY

Project #23169.00 Date: December 20, 2023; Revised: January 09, 2024

Revised: July 12, 2024; Revised: September 24, 20224

MAYFAIR AT TRINITY A tract of land containing 27.272 acres situated in the City of Mission, County of Hidalgo, Texas, said 27.272 acres being out of Lot 15-11, West Addition to Sharyland according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records and out of Lots 1 and 4, and all of Lots 2 and 3, Rees Subdivision. This subdivision lies in Zone "B", which 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 square mile; or areas protected by levees from the base flood. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the northeast corner Bryan Road & Trinity Street. The property is currently open with a proposed use of 77 Multifamily lots, 1 Commercial lot, currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam and (28) Raymondville clay loam, which are in Hydrologic Group "B" & "C". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 17.83 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 105.06 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 87.17 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 42". The proposed storm system shall discharge into and existing South Mission Lateral located on the east side and running north and south.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 100-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 231,810 cubic feet of detention will be provided within the widening of the existing H.C.D.D. #1, South Mission Lateral drain ditch.

☐ 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 10-9-24

Mario A. Reyna, P.E. #117368



Date: