



MEETING DATE: June 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Turtle Cove Subdivision, being 7.417 acres out of Lot 33-1, West Addition to Sharyland, R-2, Developer: Town and Country McAllen, LLC., Engineer: Trimad Consultants, LLC. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 28, 2023 – City Council convened for Preliminary Plat Approval
- September 7, 2023 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- February 4, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- October 17, 2024 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- May 27, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located at the Southwest corner of White Oak Drive and W. Mile 3 Road.
- This development consists of twenty-eight duplex/fourplex residential lots.
- The water CCN belongs to Sharyland Water Supply Corporation. Proposed are five filling stations as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 6" sewer stubouts which will connect to an existing 8" main line on the west side of White Oak Drive.
- The internal public streets will be 38 feet back-to-back for White Oak Drive, all other internal streets will be 32' back-to-back within 50 feet right-of-way. This subdivision will only be accessible from W. 3 Mile Road.
- The City's Engineering department has reviewed and approved the drainage report and design.
- The subdivision is ready for recording.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval/Denial

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

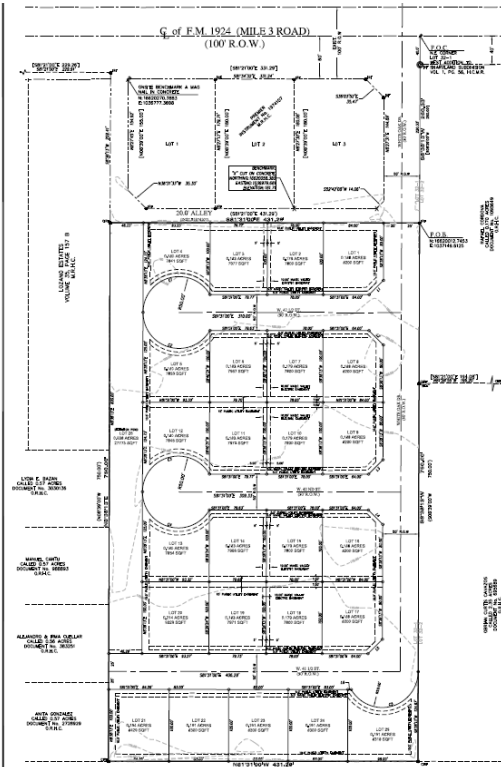
TABLED:

_____ AYES

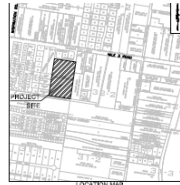
_____ NAYS

_____ DISSENTING _____

PLAT



Line Data			Curve Data				
Line #	Curve	Distance	Curve #	Length	Radius	Offset Distance	Offset Length
1.1	100.00'	100.00000000	C1	133.63'	50.00'	100.00'	100.00000000
1.2	100.00'	100.00000000	C2	133.63'	50.00'	100.00'	100.00000000
1.3	100.00'	100.00000000	C3	133.63'	50.00'	100.00'	100.00000000
1.4	100.00'	100.00000000	C4	133.63'	50.00'	100.00'	100.00000000
1.5	100.00'	100.00000000	C5	133.63'	50.00'	100.00'	100.00000000
1.6	100.00'	100.00000000					

[illegible][illegible]

AERIAL PHOTO



STATEMENT OF COMPLETION – PUBLIC WORKS



Public Works Department

To: Susie De Luna Planning Director
Project/Subdivision Turtle Cove
Project/Subdivision Contractor SR Construction
Project/Subdivision Engineer Trimad Consultants
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: October 17, 2024

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.

Sewer:

Turtle Cove has been inspected by ☐ Guadalupe Vela and or ☒ Carlos Fuentes. The infrastructure installed by SR Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised March 1998.

Inspector (s) _____

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

STATEMENT OF COMPLETION - ENGINEERING



Public Works Department

To: Xavier Cerventes Planning Director
Project/Subdivision Turtle Cove Subdivision
Project/Subdivision Contractor SR Construction
Project/Subdivision Engineer Trimad Consultants LLC
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: 05/09/2025

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:

Turtle Cove has been inspected by ☒ Joaquin Gonzalez and or ☐ Antonio Serna.
The infrastructure installed by SR Construction and the methods for testing and approval have complied with the City Subdivision Standards Manual revised September 2023.

Inspector (s) Joaquin Gonzalez

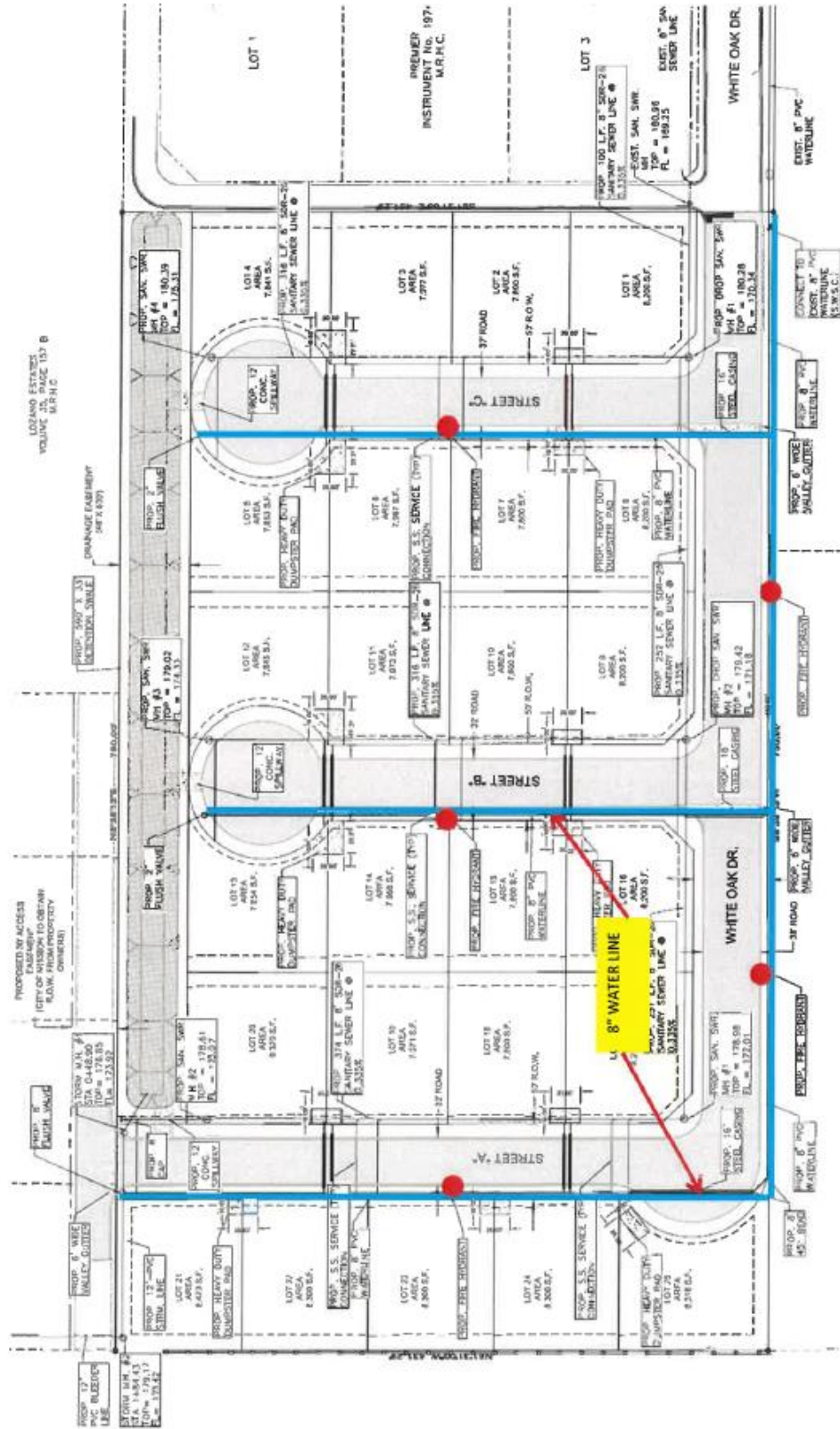
Strom Drain:

Turtle Cove has been inspected by ☒ Joaquin Gonzalez and or ☐ Antonio Serna.
The infrastructure installed by SR Construction 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

WATER DISTRIBUTION	
--------------------	--



This is a detailed sanitary sewer layout plan for a residential development. The plan shows a grid of streets: STREET A, STREET B, STREET C, and STREET D running horizontally, and WHITE OAK DR. running vertically. The area is divided into numerous lots, each with a lot number and area. Key features include:

- Sanitary Sewer Lines:** Indicated by green lines, showing the main sewer line and various service lines connecting to individual lots.
- Manholes and Catch Basins:** Represented by circular symbols with labels like 'PROP. 12 CONC. UTILITY' or 'PROP. 10 CONC. MANHOLE'.
- Proposed Infrastructure:** Labeled with 'PROP.' (Proposed), such as 'PROP. 8" PVC SANITARY SEWER LINE' and 'PROP. 12" CONC. UTILITY'.
- Existing Infrastructure:** Labeled with 'EXIST.' (Existing), such as 'EXIST. 8" SANITARY SEWER LINE'.
- Notes and Specifications:** Various notes provide details on materials (e.g., '12" CONC. UTILITY'), pipe sizes (e.g., '8" PVC'), and elevations (e.g., 'ELEV. = 172.01').
- Other Features:** Includes 'WHITE OAK DR.' on the right, 'STREET A' through 'STREET D' on the left, and 'LOT 1' through 'LOT 24' throughout the plan.

STORM WATER DRAINAGE STATEMENT



DRAINAGE REPORT FOR TURTLE COVE SUBDIVISION

PROJECT LOCATION

Turtle Cove Subdivision, being 7.426 acres out of Lot 33-1 West Addition to Sharyland Subdivision City of Mission, Texas, according to the map or plat thereof recorded in Volume 1, Page 56 of the Map Records of Hidalgo County, Texas. The project location is located inside the city limits of City of Mission.

FLOOD PLAIN

The subdivision lies within Flood Zone "C" (Areas of minimal flooding). Community Panel Number: 4803340400 C; Map Revised: November 16, 1982. The property is located approximately 900 feet from the intersection of Inspiration Road and W Mile 3 Road Mission, Texas. The property is currently open with a proposed use of twenty-five (25) multi-family lots and one (1) detention pond.

SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the project site is 6.7% (4) Brennan fine sandy loam, 0 to 3 percent slopes, and 93.3% (25) Hidalgo fine sandy loam, 0 to 1 percent slopes.

Brennan fine sandy 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, with a Hydrologic Soil Group Classification B.


Hidalgo fine sandy 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, with a Hydrologic Soil Group Classification B. 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 CONDITIONS

Existing total property is a 7.426 acres tract. Currently this tract is undeveloped. Existing drainage pattern for this tract of land sends storm waters from the high point located on the North-West corner of the property to the Southwest corner of said property. The existing runoff from the lots during a 10-year rainfall event is 8.46 cfs per the attached calculations.

POST-DEVELOPED CONDITIONS

The proposed Turtle Cove Subdivision consists of a total 25 multifamily lots that vary from 7,800 to 9,000 sf. Total acreage for Turtle Cove Subdivision is 7.426 acres. Post-developed flow will be conveyed through valley gutters following the existing drainage pattern into a swale that detains approximately 46,462 cf. The proposed drainage for this subdivision will consist of the water flowing into a detention swale through the cul-de-sac 12-foot curb cuts and a 12-inch PVC bleeder line that leads to a proposed drainage manhole that discharges into an existing grate inlet located (around 200 LF) west of the Southwest corner of the property. The existing grate inlet outfalls into an existing curb inlet on the East side of Inspiration Rd. (See attached Overall Drainage Map). An additional 15-foot drainage easement will be needed along Anita Gonzalez's property. Per Hidalgo County Regulations, the proposed runoff from the lots after development during a 50-year rainfall event is 44.21 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 _____	
<u>Alexis Lozano</u>	<u>8/18/23</u>
H.C.D.D. NO. 1	DATE

