



**MEETING DATE:** October 7, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Remanso Subdivision, being a 3.91-acre tract of land out of Lot 124, John H. Shary Subdivision located along the South side of Mile 2 South Road approximately 150 feet West of Shary Road. Developer: Retama Investments, LLC, Engineer: M. Garcia Engineering, LLC. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- September 10, 2026 – Final review of plat and construction plans deemed complete by SRC.
- September 29, 2026 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- October 7, 2026 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- October 27, 2026 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The Subdivision is located along the South side of Mile 2 South Road approximately 150 feet West of Shary Road. This site was rezoned to R-1 Single Family Residential District in February 2025 which is consistent with the surrounding areas which were.
- Remanso Subdivision will consist of an 18-Lot Single Family Residential Subdivision. The average proposed lot will measure 50 feet in width by 100 feet in depth, 5 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1 single family residential zone.
- The site will have frontage to Mile 2 South Road which intersects S. Shary Road. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from Mile 2 South Road.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling directly to the existing Hidalgo County Drainage District No. 1 Mission Inlet Bypass located South of this development. A discharge permit will be required to be submitted prior to any construction on HCDD1 right-of-way.
- The Capital Sewer Recovery Fees (\$200xlot for residential), Park Fees (\$675xlot), city inspections at \$85 per hour, and Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording.
- All items on the subdivision checklist will be addressed prior to recording the plat.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, city inspection fees, Conveyance or Payment of Water Rights, Water District Exclusions, and approval of the infrastructure from the different City departments as per the approved construction plans.

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|                 |              |       |
|-----------------|--------------|-------|
| RECORD OF VOTE: | APPROVED:    | _____ |
|                 | DISAPPROVED: | _____ |
|                 | TABLED:      | _____ |

|       |                 |
|-------|-----------------|
| _____ | AYES            |
| _____ | NAYS            |
| _____ | DISSENTING_____ |

# SUBDIVISION APPLICATION

RECEIVED

RECEIVED  
62  
9/29/24



## CITY OF MISSION SUBDIVISION APPLICATION

Name: Carlos Andrade  
Address: 2112 S. Shary Rd., Suite 28  
City: Mission, TX 78572  
Phone: (956) 209-5047  
Subdivision Name: El Remanso

5 ACRE PL.

5+ ACRES.

Re-Plat Filing

Separate Survey

P&Z Date:

15075601

1201 E. 8TH ST

REC#: 06776866 9/30/2026 11:16 AM

OPER: NOLC TERM: 007

REF#: 345

TRAN: 550.0000 BUSINESS LICENSE  
20260732-09/30/26 ANDRADE, CARLOS  
EL REMANSO SUBD 400.00CR

Urban (City) X

Suburban ETJ           

Zone: PUD (R-1)

Water Dist. City of Mission

TENDERED: 400.00 CHECK

APPLIED: 400.00-

CHANGE: 0.00

# of Lots: Residential 18

Non-Residential           

WATER CONSERVATION STAGE 2

THANK YOU AND HAVE A GREAT DAY!

Water CCN: SWSC

LJWSC

### WATER

1,360 L. F. of 8" Water Lines

           L. F. of            Water Lines

Other:           

Suburban MSR cost of water meters &

ETJ Only:

Membership costs \$           

### SEWER

840 L. F. of 8" Sewer Lines

           L. F. of            Sewer Lines

Lift Sta:            N/A-Septic Use:           

Other:           

Suburban ETJ Only: MSR cost of Septic Tanks

\$           

### STREETS

654 L. F. of 32' Wide Streets

           L. F. of            Wide Streets

Other:           

### STORM SEWER

504 L. F. of 24" Storm Lines

280 L. F. of 30" Storm Lines

           L. F. of            Storm Lines

80260732

Revised 2023



AERIEL PHOTO



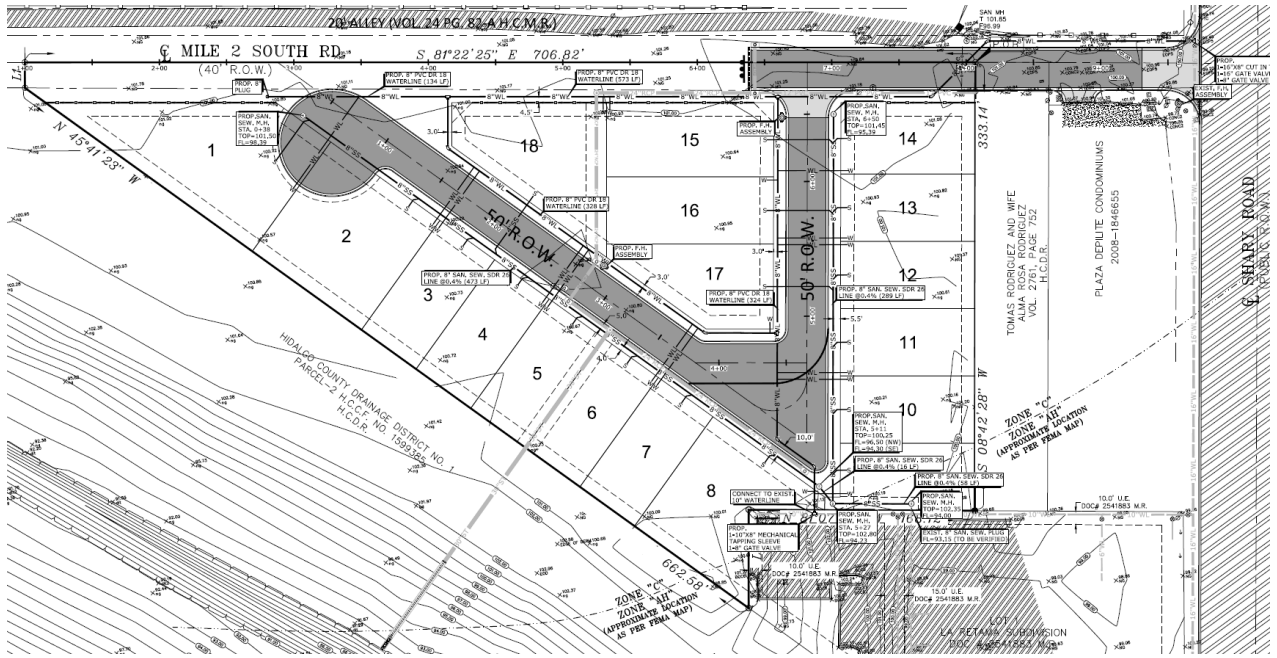
# ZONING MAP



## ZONING LEGEND

|                                  |                                |                              |
|----------------------------------|--------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM   | R-3 MULTI-FAMILY RESIDENTIAL   | C-4 HEAVY COMMERCIAL         |
| A0-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME      | C-5 ADAPTIVE COMMERCIAL      |
| R-1A LARGE LOT SINGLE FAMILY     | R-5 HIGH DENSITY MFCTD HOUSING | I-1 LIGHT INDUSTRIAL         |
| R-1T TOWNHOUSE RESIDENTIAL       | C-1 OFFICE BUILDING            | I-2 HEAVY INDUSTRIAL         |
| R-1 SINGLE FAMILY RESIDENTIAL    | C-2 NEIGHBORHOOD COMMERCIAL    | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL  | C-3 GENERAL BUSINESS           | P PUBLIC                     |

# UTILITY LAYOUTS



## **DRAINAGE REPORT**

### **DRAINAGE STATEMENT**

#### **EL Remanso Subdivision - Mission, Texas**

June 23, 2026

Rev August 20, 2026

#### **I. PROJECT LOCATION**

El Remanso Subdivision is located in the City of Mission, Hidalgo County, Texas and is described as being a 3.91-acre tract of land out of Lot 124, of the Amended Plat of John H. Shary Subdivision, Hidalgo County, Texas, as recorded in Vol. 0, Pg. 17, of the Map Records, Hidalgo County, Texas. It is located on the South side of Mile 2 South Road, approximately 150 feet west of Shary Road.

#### **II. FLOOD PLAIN**

The property is located in Flood Zone "C", defined as areas of minimal flooding (No Shading) and Flood Zone "AH", defined as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet: base flood elevations are shown, but no flood hazard factors are determined, as per FEMA's Flood Insurance Rate Map Community-Panel Number 480334 0400 C, map revised: November 11, 1982.

#### **III. SOIL CONDITIONS**

The Soil survey of Hidalgo County indicates the subject property lies in Hidalgo sandy clay loam.

(19) **Harlingen Clay**, This deep, nearly level soil is on broad areas of ancient stream terraces. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. These areas are broad and irregular in shape and range from 25 to more than 900 acres. Typically, the surface layer is grayish brown clay about 18 inches thick. The next layer, from 18 to 72 inches is brown clay that has many intersecting slickensides. The soil is calcareous throughout. The soil is moderately well drained. Surface runoff is very slow. Permeability is very slow, and the available water capacity is low. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas.")

(64) **Runn silty clay**, This deep, nearly level soil is in areas of ancient stream terraces. Slopes are mainly less than 0.5 percent but range from 0 to 1 percent. Areas are broad and irregular in shape and range from 10 to 250 acres. Typically, the surface layer is dark grayish brown silty clay about 18 inches thick. The next layer, from 18 to 38 inches, is light brownish gray silty clay. The next layer, from 38 to 55 inches is pale brown silty clay. The layer extending from 55 to 65 inches is pale brown silty clay loam. The soil is calcareous throughout. The soil is moderately well drained. Surface runoff is slow. Permeability is slow, and the available water capacity is high. The soil is listed in Hydrologic Group D. (see excerpts from "Soil Survey of Hidalgo County, Texas.")

This subdivision is on the City of Mission. Please contact HCDD1 before construction of the Discharge on HCDD1 Right of Way to assign an inspector. Please submit a discharge permit at your earliest convenience.

No construction shall be done on HCDD1 right of way without an approved discharge permit and notification.

|                                                                                                      |                                                                                     |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED                                        |                                                                                     |
| <input checked="" type="checkbox"/> DISTRICT FACILITY                                                |                                                                                     |
| <input type="checkbox"/> CITY FACILITY                                                               |                                                                                     |
| <input type="checkbox"/> OTHER                                                                       |                                                                                     |
| <br>H.C.D.D. NO. 1 | 08/22/26<br>DATE                                                                    |

#### IV. EXISTING CONDITION

The subject property is currently an undeveloped tract of land. The site topography is constant with elevations from 0 to 1 feet in some areas. Existing storm runoff is by surface flow to the Southerly direction to the Hidalgo County Drainage District No. 1 Mission Inlet Bypass. In accordance with the drainage policies of the City of Mission and County of Hidalgo, the Rational Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately 6.414 cfs, as per the attached calculations.

#### IV. PROPOSED CONDITION

The proposed condition of the subject property will consist of a 18-Lot Single-Family Residential Subdivision. Development in the form of impervious pavement and roofs will increase the ultimate storm water runoff. A storm sewer system comprising of curb & gutter, inlets, storm water drainage pipe, and discharge will capture and convey storm water runoff to the existing Hidalgo County Drainage District No. 1 Mission Inlet Bypass located south of this development. In accordance with the Hidalgo County Drainage District No. 1, the Rational Method, 50-year frequency storm event, was utilized to determine the proposed storm sewer runoff from the site. The maximum contributing 50-year developed storm water runoff from this site is approximately 9.106 cfs, for an increase of 2.696 cfs.

According to the attached calculations, 15,771.515 cubic-feet (0.362 Ac-Ft) of post development runoff will be discharging to the Mission Inlet Bypass. The City of Mission has approved this development to discharge directly into the Mission Inlet Bypass ditch and this letter of approval has been attached to this drainage statement. To comply with the requirements of HCDD#1, the volume required to be detained will be achieved by over excavating the Mission Inlet Bypass.

A Grading Plan shall be approved by the City of Mission at the time of issuance of the building permit.

#### HCDD1 Note:

We are in receipt of the provided letters. HCDD1 concurs with the proposed options to do offsite detention and to not dedicate 75 ft of Right of Way to HCDD1 based on the following information.

- 1.- The City of Mission is in concurrence with the request for no detention pond
- 2.-The HCDD1 Mission Inlet Bypass Drain Ditch has been widened to its full capacity.

Please note that approval of this subdivision does not extend to future subdivisions with similar circumstances. Evaluations are on a case by case basis.

By:  08-20-26  
Mariano Garcia, P.E. Date

