

ITEM # 2.2

PRELIMINARY & FINAL PLAT APPROVAL:

Mayfair at Trinity (Private Subdivision)
A 27.272-acre tract of land out of Lot 15-11,
West Addition to Sharyland and out of Lots 1 and 4,
and all of Lots 2 and 3, Rees Subdivision
R-1
Developer: Dolcan Development, Inc.
Engineer: Melden & Hunt, Inc.

REVIEW DATA

PLAT DATA

The property is located on the northeast corner of Bryan Rd. and Trinity Street. - **see vicinity map.** The land is currently open with a proposed use of 77 single family residential lots, 1 commercial lot, and 1 detention pond. This subdivision will be private therefore shall comply with policies and regulations per city ordinance. - see plat for actual dimensions, square footages, and land uses.

VARIANCE 1

The developer is requesting to have a 5' side setback on all internal lots whereas the city standard is 6'.

VARIANCE 2

The developer is requesting to utilize the following street names Delwood, Derby, Dulce, Dolores, Drift, and Dolcan Street instead of the existing names in alignment with the City's grid.

WATER

Water will be supplied through an 8" PVC line running to and through the development which will be looped by connecting to an existing 8" line to the west along Bryan Rd. and to the south along the south ROW of Trinity Street. This will allow 1" water services to each lot. There are 9 proposed fire hydrants for this project via direction of the Fire Marshal's office. – **see utility plan**

SEWER

The sanitary sewer line will connect to an existing 12" line along and within the east R.O.W of Bryan Rd. A proposed 12" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee will be applied at \$200.00/Lot which equates to \$15,400.00 (\$200 x 77 Lots).

STREETS & STORM DRAINAGE

The subdivision will have access from Bryan Rd. through a 50' ROW and from Trinity St. by proposed 60' ROW streets. All internal streets will also be 50' ROWs complete with curb & gutters to comply with all city standards.

This subdivision lies in flood zone "B" per FEMA Community Panel No. 480334 0400 C. In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during 50-yr rainfall event due to the building of this subdivision. Therefore, the required 203,751 cubic feet of detention will be provided. Lot 78 shall accommodate a total of

62,651 cubic feet at the building permit stage. The remainder of the 141,100 shall be provided within the proposed detention pond. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

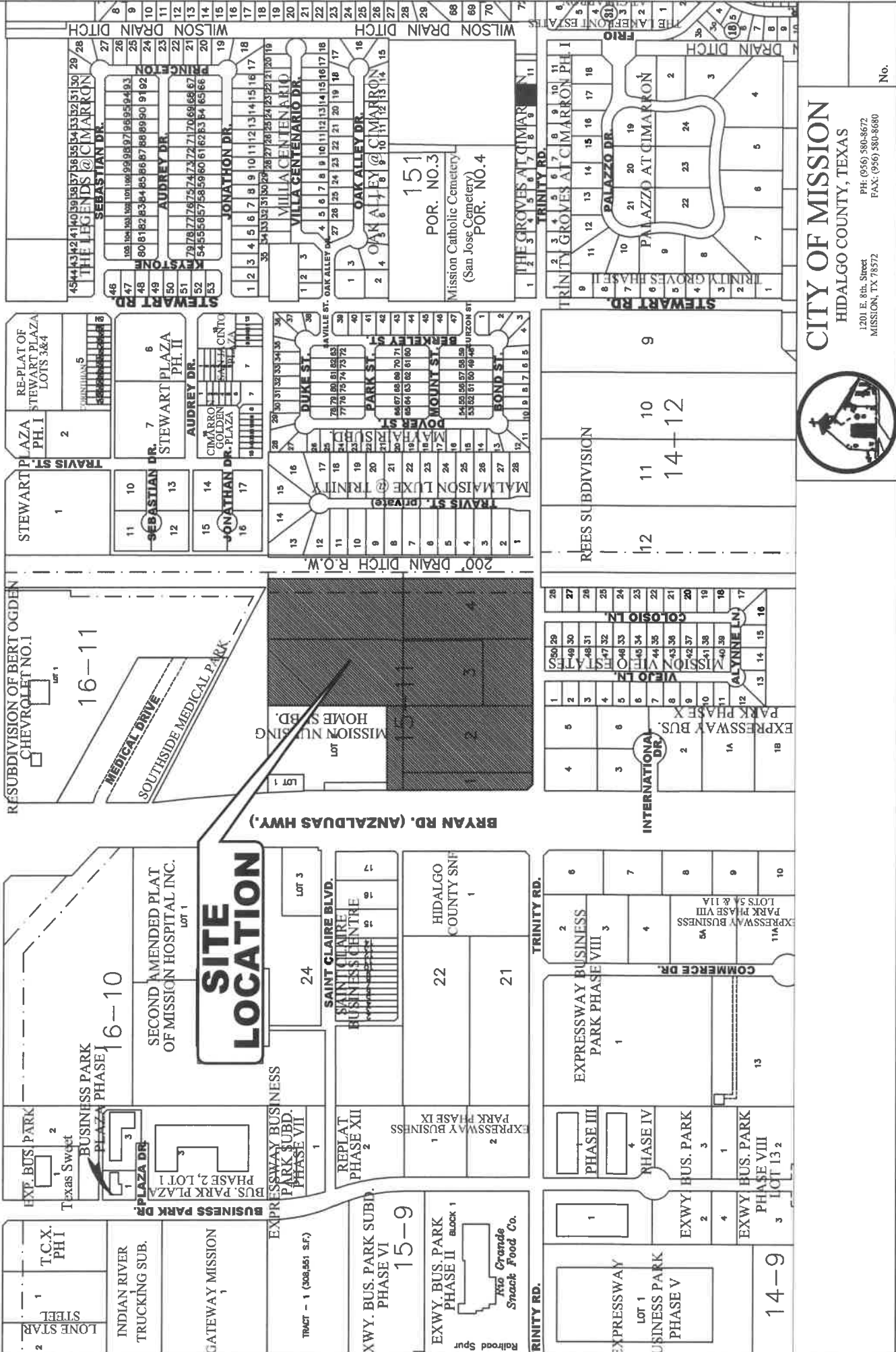
- Payment of Park fees (77 Lots x \$500 = \$38,500.00)
- Installation of Street Lighting as per City Standards
- Water District Exclusion
- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees
3. Provide Water District Exclusion
4. Approval of Variance 1 to have 5' internal side setbacks, and
5. Denial of Variance 2 to use suggested street names requested by the owner vs. the City's continued and aligned existing street names as noted on the Code of Ordinances / Chapter 98 - SUBDIVISIONS, Sec. 98-134. - Streets. (n) Street names.

U.S. EXPRESSWAY 83



SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

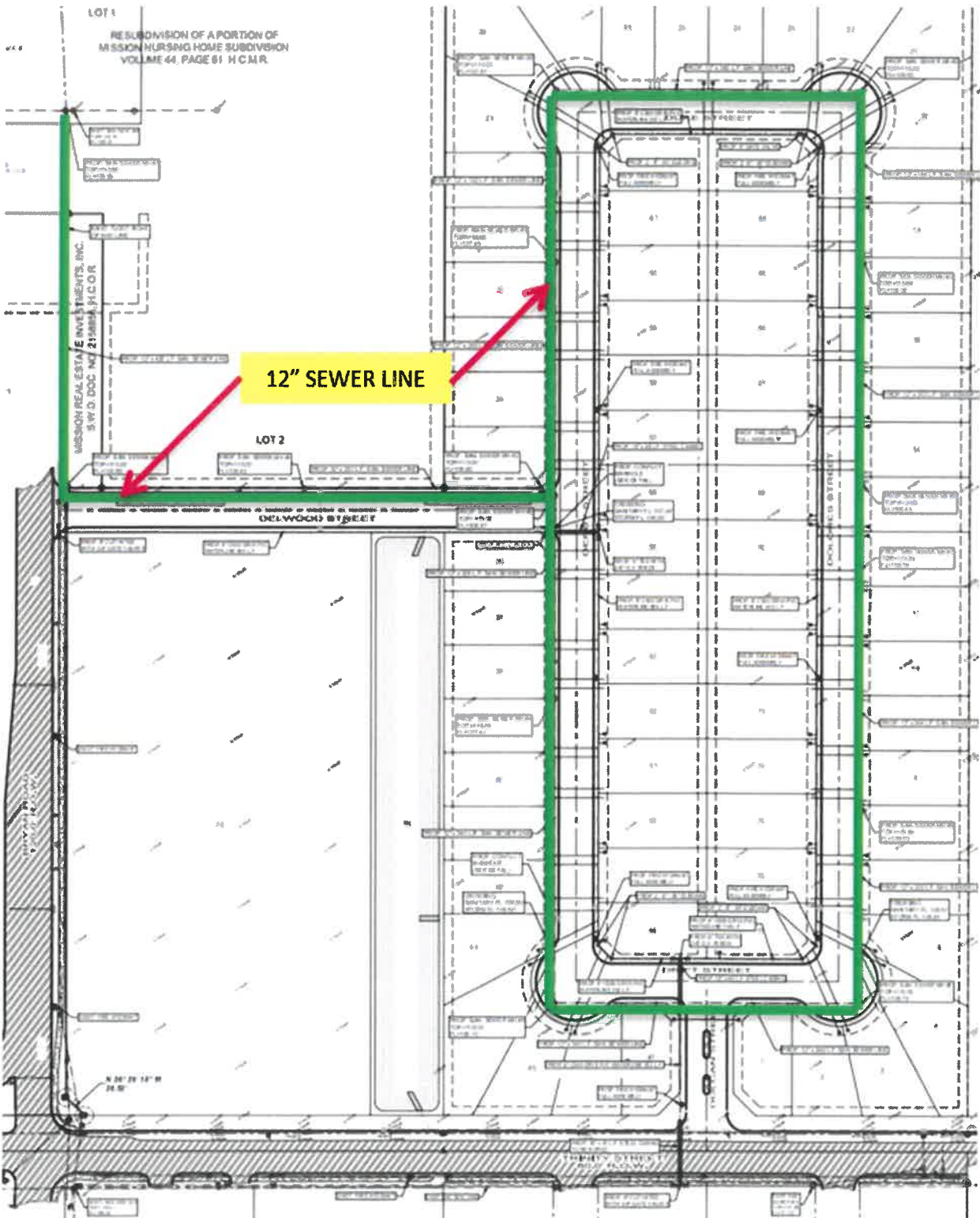
1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680



**SITE
LOCATION**

TRINITY ST.

BRYAN RD. (ANZALDUAS HWY)



RE SUBDIVISION OF A PORTION OF
MISSION NURSING HOME SUBDIVISION
VOLUME 44, PAGE 61 H.C.M.R.

MISSION REAL ESTATE INVESTMENTS, INC.
S.W.D. DOC NO. 275888 H.C.O.R.

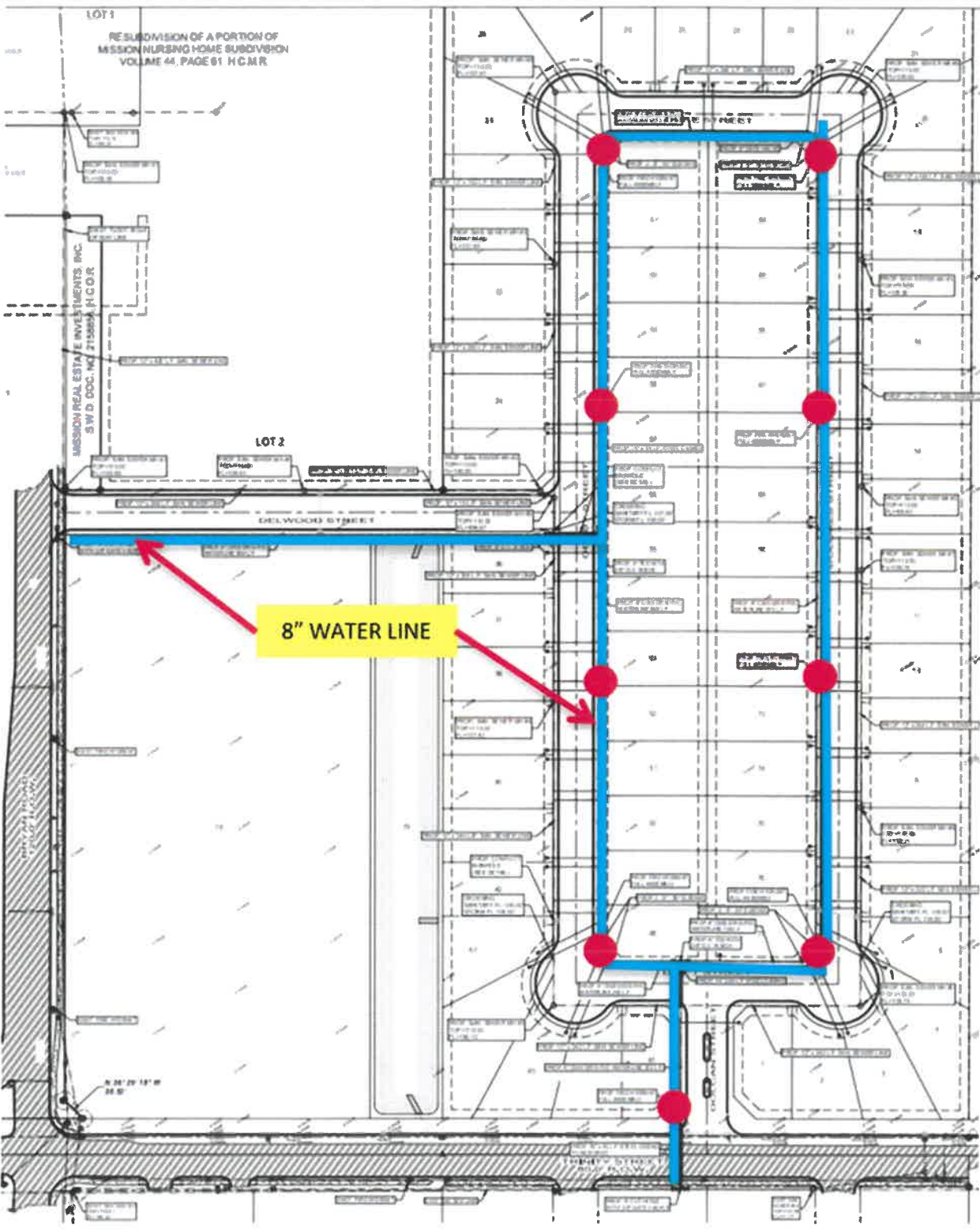
12" SEWER LINE

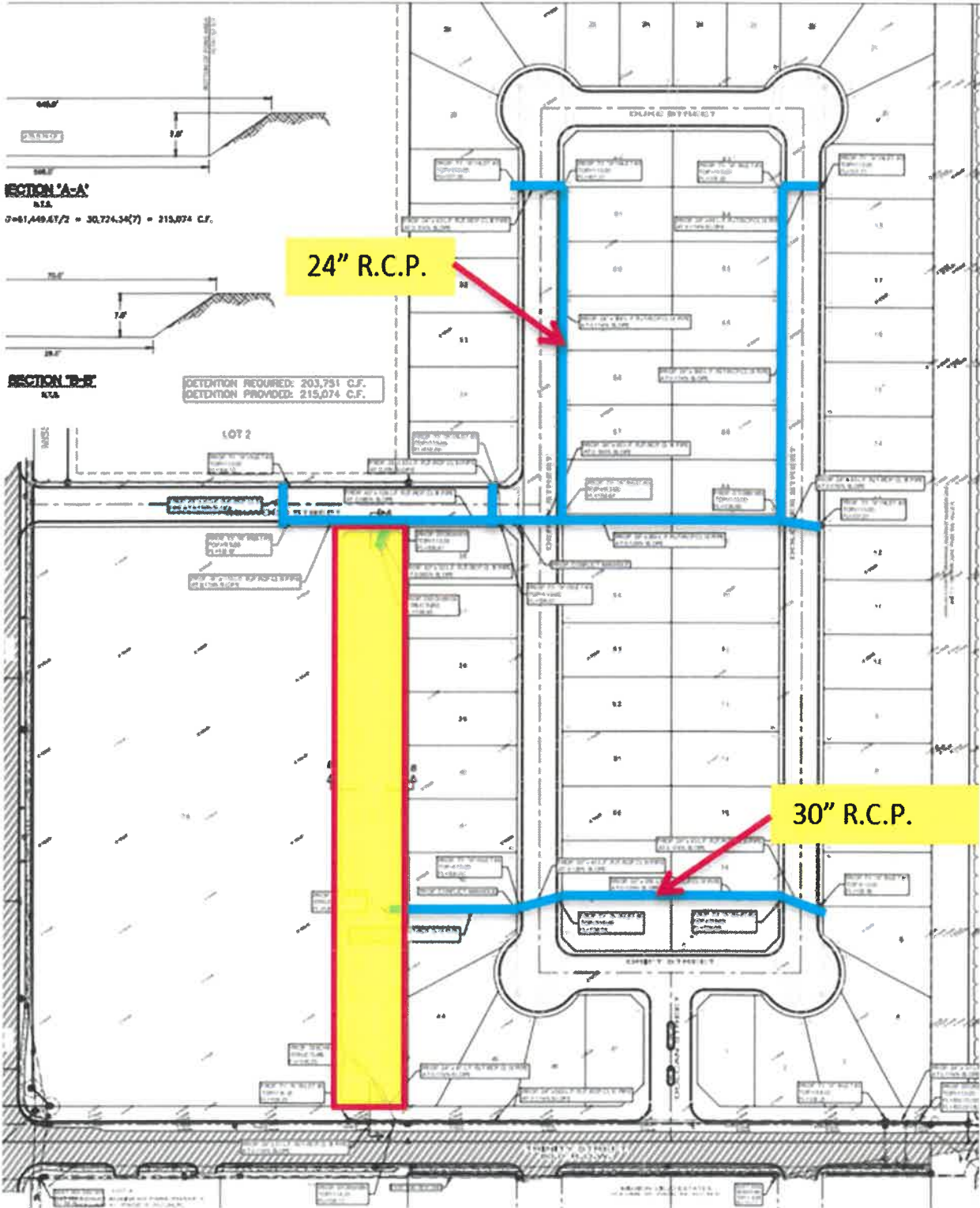
LOT 2

DELWOOD STREET

N 20' 00" 12' 00"
24' 00"

THE CITY OF DENVER
PUBLIC WORKS DEPARTMENT







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 # 10096900

February 16, 2024

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.

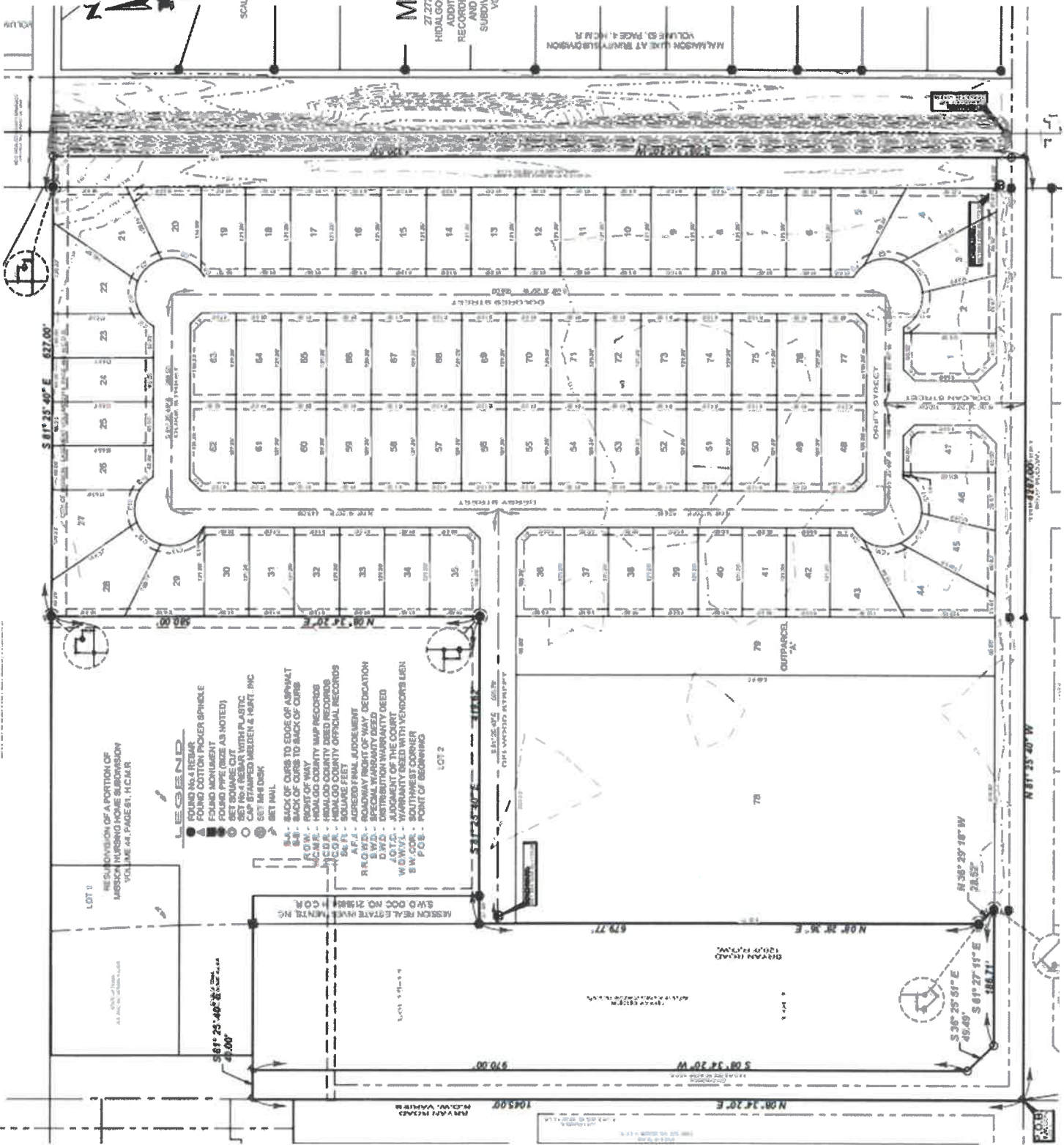


Mario A. Reyna, P.E.
President

MAP OF MAYFAIR AT TRINITY

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 58, HIDALGO COUNTY MAP RECORDS AND OUT OF LOTS 1 AND 4, AND ALL OF LOTS 2 AND 3, REES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 40, HIDALGO COUNTY MAP RECORDS.

SCALE 1"=40'



LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND CONCRETE PIERCE BRICKLE
- FOUND MONUMENT (AS NOTED)
- SET CONCRETE CURB (AS NOTED)
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED M&B/DEA & H&B/TE, INC
- SET MPH DISK
- SET MAIL
- S 4 - BACK OF CURBS TO EDGE OF ASPHALT
- S 4 - BACK OF CURBS TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- M.C.R. - MISSION REAL ESTATE INVESTMENTS, INC.
- H.C.O.A. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- A.F.A. - ADJURED FINAL JUDGEMENT
- R.O.W.D. - RIGHT OF WAY DEDICATION
- W.D.W.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING

LOT 2

LOT 1

RESIDUAL DIVISION OF A PORTION OF MARYLAND SUBDIVISION VOLUME 14, PAGE 54, H.C.M.R.

MISSION REAL ESTATE INVESTMENTS, INC.

SW D DOC NO. 215884

679.77'

N 08° 24' 36" E

679.77'

561° 25' 46" E 43.00'

43.00'

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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:

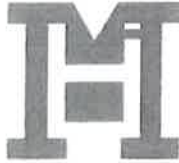
1. Side Setback - we are requesting 6 feet to 5 feet.

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



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

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Drainage Statement MAYFAIR AT TRINITY

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




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 and 1 detention pond, 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 98.52 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 80.69 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 a proposed detention pond on the middle side of the site, which will then 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 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 203,751 cubic feet of detention will be provided as noted. Lot 73 shall accommodate a total of 62,651 cubic feet at building permit stage. The remainder of the 141,100 shall be provided within the proposed detention pond.

<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	
	
H.C.D. NO. 1	DATE 1-22-24

Mario A. Reyna, P.E. #117368

