



MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Bryan Landing Subdivision (Private), a 27.187-acre tract of land, out of the northern portion of a 27.969 – acre tract out of Lot 29-10, West Addition to Sharyland, R-1, Developer: Omar Garcia., Engineer: Izaguirre Engineering Group, LLC., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 3, 2024 – City Council convened for Preliminary Approval
- July 22, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- April 17, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- April 23, 2025 – The Statement of Completion was sent by the Public Works Department to the Planning Department for filing.
- April 23, 2025 – The Statement of Completion was sent by the Engineering Department to the Planning Department for filing.
- April 28, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the West East side of Bryan Road approximately 920 feet North of East Mile 2 Road.
- This development consists of 103 single family residential lots.
- Water service was extended from a 12" line located along the South right-of-way of East. Mile 2 Road into the subdivision with an 8" water line and looped to the Northwest side of this site and to East by abandoning an existing 4" line along the West side of Bryan Road with a 12" line along the frontage of the development. There is a total of 12 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stub outs front and center of each lot.
- The internal private streets are 32 feet back-to-back within 50 feet rights-of-way with 2 accesses only from Bryan Road.
- Storm drainage for this site is compliant for a 50-year storm event. The Engineering Department has approved the drainage construction as built.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval:

Advisory Board Recommendation:

City Manager’s Recommendation:

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

AERIAL PHOTO



STATEMENT OF COMPLETION - ENGINEERING



Public Works Department

To: Xavier Cerventes
Project/Subdivision Bryan Landing Subdivision
Project/Subdivision Contractor O.G. Construction
Project/Subdivision Engineer Izaguire Engineering
From: Juan Pablo "JP" Terrazas, P.E., CPM Assistant City Manager
Date: 4/23/2025

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:


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

Inspector (s) Antonio Serna

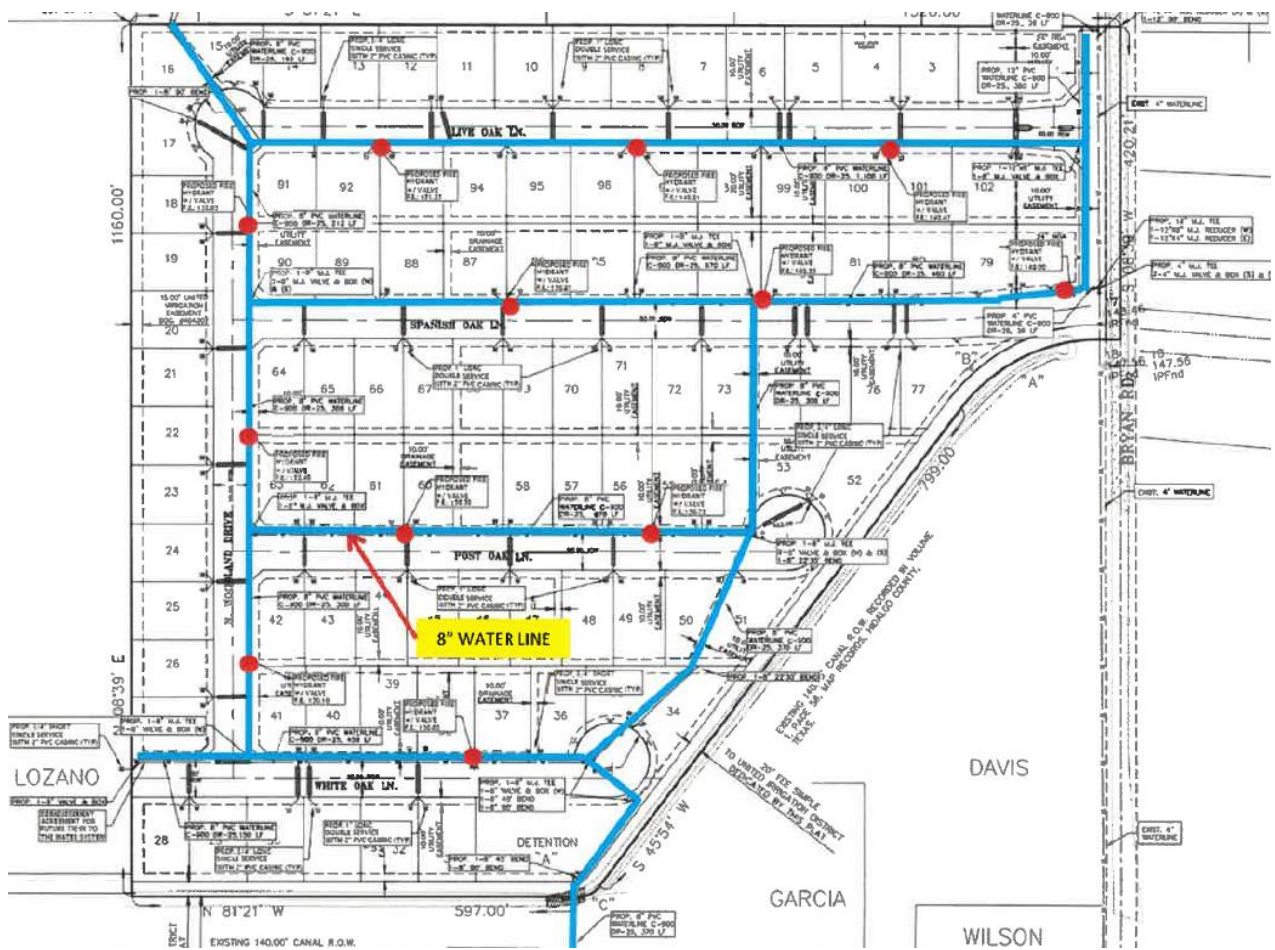
Strom Drain:

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

Inspector (s) Antonio Serna


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

WATER DISTRIBUTION



STORM WATER DRAINAGE STATEMENT

DRAINAGE REPORT NARRATIVE FOR BRYAN LANDING

I. PROJECT LOCATION

This 27.969 gross-acre subdivision consists of one hundred and eleven (111) single family residential lots. This site is located within the City of Mission, Texas, on the east side of Bryan Rd. and is approximately 920 feet north of E Mile 2 Rd. Said 27.969 gross-acre tract is out of Lot 29-10, West Addition to Sharyland, Hidalgo County, Texas. According to the map or plat thereof recorded in Volume 1, Pages 56, of the Map Records of Hidalgo County, Texas.

II. FLOOD PLAIN

Referring to the attached Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No.480334 0400 C, effective date January 2, 1981, revised November 16, 1982. This site is located within the Flood Zone "C" (unshaded), which is an area determined to be of minimal flooding.

III. SOIL CONDITIONS

A review of the U.S. Soil Conservation Survey of Hidalgo County indicates that of the subject site soil is classified as Hidalgo-25 (fine sandy loam) and Hidalgo-28 (sandy clay loam).

Hidalgo-25 soil (Hydrologic Group B, Unified Class CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish-brown fine sandy loam about 17 inches thick. The next soil layer down, from 17 to 28 inches thick, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches thick, is pale brown clay loam. The soil down thereafter, to approximately 80 inches, is very pale brown clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has medium available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential. See attached Soil Survey Report(s) from the Soil Conservation Service.

Hidalgo-28 soil (Hydrologic Group B, Unified Class CL), typically found with 0-1% slopes, consists of a surface layer of dark grayish-brown sandy clay loam about 17 inches thick. The next soil layer down, from 17 to 28 inches thick, is brown sandy clay loam. The next soil layer down, from 28 to 38 inches thick, is pale brown clay loam. The soil down thereafter, to approximately 80 inches, is very pale brown clay loam. This soil: a) is calcareous throughout, b) is well drained, c) has high available water capacity, d) has slow surface runoff, e) has moderate permeability, f) has an overall moderate shrink-swell potential. See attached Soil Survey Report(s) from the Soil Conservation Service.

IV. EXISTING CONDITIONS

Existing runoff from the subject site is by form of sheet runoff that is intercepted by the Bryan Rd. roadside ditch. Runoff then flows south into existing City of Mission inlets located on E Mile 2 Rd. Said inlets drains into drainage ditch located on the south side of E Mile 2 Rd approximately 1,220 feet east of Bryan Rd. Drain ditch is connected to Mission Lateral section 1064. The Mission Lateral is owner and maintained by HCDD1 drain ditch network that ultimately outfalls into the Arroyo Colorado.

The Rational Method was utilized to determine the existing **10-year** frequency event storm water runoff to be $Q_{exist} = 26.80cfs$ for this site.

V. PROPOSED CONDITIONS

Utilizing the **50-year** frequency storm event (NOAA Atlas 14), after development of this subdivision storm water runoff will be $Q_{dev} = 103.17cfs$ for an increased $Q = 76.37cfs$. Therefore, the total proposed detention volume, in accordance with the City of Mission's and HCDD1's development drainage requirements and policies, is **125,199cubic feet (2.87acre- feet)** (Refer to attached Drainage Calculations).

STORM WATER DRAINAGE STATEMENT

In accordance with the county of Hidalgo's drainage requirements, 125,199 cubic feet (5,028.36 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Detention pond will be positioned at the southeast corner of the development which will be maintained by The Oaks on Bryan HOA.

The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention pond facility. An outfall pipe will be jack and bored under existing irrigation canal. This system will bleed out into City of Mission system at the existing 10-year storm event runoff to ensure no increase of runoff.


All drainage improvements shall be in accordance with the drainage requirement, regulations, and policies of the City of Mission and Hidalgo County Drainage District No.1.



☐ 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 6-7-24

DATE

The seal of the Nevada County Health Care District is circular. It features a central illustration of a person in a white coat, possibly a nurse or doctor, holding a stethoscope. The text "NEVADA COUNTY HEALTH CARE DISTRICT" is written around the perimeter of the seal.

Adelberto A. Garcia

GILBERTO A. GRACIA, P.E. Date: May 10, 2024