

ITEM # 1.6

PRELIMINARY & FINAL REPLAT APPROVAL:

Re-Plat of Mar Subdivision
Lot 28, Lot 43, and Common Lots B, C, and D
a 0.92 acre tract of land composed of a 0.263 of
an acre tract of land, more or less, being all of
Common Area "B" and Lot 28, all of common
area "C" and Lot 43, and all of Common Area "D"
out of the Mar Subdivision

R1T

Developer: LAC Enterprises

Engineer: Benavides Engineering, LLC

REVIEW DATA

PLAT DATA

This proposed subdivision is located on the West side of N. Shary Rd. intersecting El Dorado St. and N. Shary Rd. – **see vicinity map**. The proposed Replat of Common Lots and 2 existing lots of Mar Subdivision will be replatted and divided to generate 12 additional townhouse lots – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Mar Subdivision was subdivided water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

This is a simple re-plat; as per approved Mar Subdivision drainage report, the entirety of this new replat is within the existing drainage areas that have been already accounted for during the development of Mar Subdivision, and with all of the drainage runoff collecting in Lot A before discharging into Shary Rd. public stormwater system. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists
- Capital Sewer Recovery Fee and Park Fees will be imposed to the individual building permit applications.

RECOMMENDATION

Staff recommends approval subject to complying with all typical format findings.

JOIN

314

SITE LOCATION

10 9 8

32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 A

DORADO DR. 14 13 12 11 10

CORALES ST.

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 38 | 88 | 40 | 87 | 41 | 86 | 42 | 85 | 43 | 84 | 44 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 |
| 37 | 87 | 41 | 86 | 42 | 85 | 43 | 84 | 44 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | |
| 36 | 86 | 42 | 85 | 43 | 84 | 44 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | |
| 35 | 85 | 43 | 84 | 44 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | |
| 34 | 84 | 44 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | |
| 33 | 83 | 45 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | | | |
| 32 | 82 | 46 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | | | | | |
| 31 | 81 | 47 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | | | | | | | |
| 30 | 80 | 48 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | | | | | | | | | |
| 29 | 79 | 50 | 78 | 51 | 77 | 52 | 76 | 53 | 75 | 54 | 74 | 55 | 73 | 56 | 72 | 57 | 71 | 58 | 70 | 59 | 60 | 61 | 62 | 67 | 69 | 65 | | | | | | | | | | | | | | | | | | |

MAY DR. TRACT 2

MAR SUB (PRIVATE)

TRACT 3

DORADO DR.

304

14 13 12 11 10 9 8 7 6 5 4 3 2 1

NAPPA VALLEY SUB

NAPPA VALLEY DR.

15

M. CA SUBD 1

1

DORADO

15

1 2



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

No.



N. SHARY RD.
(F.M. 494)

DORADO DR.

CORRALES ST.

**SITE
LOCATION**

DORADO DR.

TRACT 3

TRACT 2

TRACT 1

MAY ST.

Drainage Statement
Replat of Common Lots of Mar Subdivision
City of Mission, Hidalgo County, Texas

Project Description and Location

The proposed Replat of Common Lots of Mar Subdivision is a proposed 12 multifamily lot subdivision out of a recorded Mar Subdivision as per Document No. 2819859, dated June 1st, 2017, Map Records, Hidalgo County, Texas. The proposed Replat of Common Lots of Mar Subdivision is a replat of the Common Lots of Mar Subdivision, that will be divided to generate additional townhome lots.


This proposed subdivision is located in at the corner of El Dorado Road and Shary Road intersection, within City limits of Mission, Texas.

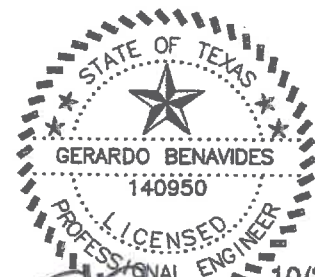
As per approved Mar Subdivision Drainage Report, the entirety of this new replat is within existing drainage areas that have been already accounted for during the development of Mar Subdivision, and with all of the drainage runoff collecting in Lot A (Mar Subdivision) before discharging into Shary Road public stormwater system.

At this moment, we are not alternating the use of the existing property nor the proposed use that will hinder additional stormwater runoff that were originally presented via Mar Subdivision.

Please see the attached Mar Subdivision recording package that includes the APPROVED drainage report by Hidalgo County Drainage District No.1 on June 9, 2017.

Please reach out to Jerry Benavides, for any further questions, comments or concerns regarding this Replat of Common Lots of Mar Subdivision

| | |
|--|---|
| <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 type="checkbox"/> DISCHARGE PERMIT REQUIRED | |
| <input type="checkbox"/> DISTRICT FACILITY | |
| <input type="checkbox"/> CITY FACILITY | |
| <input type="checkbox"/> OTHER _____ | |
| <u>Alexis Lozano</u> | <u>10/30/24</u> |
| H.C.D.D. No. 1 | DATE |



Benavides Engineering, LLC
Gerardo Benavides, P.E., CFM
Principal Engineer
Jerry@Benavideseng.com

M0825-00-000-0001-00 (1130860)
RAMOS ALLEN EDWARD & LIZBETH GARZA
PO BOX 5093
MISSION TX 78573

M0825-00-000-0002-00 (1130861)
RODRIGUEZ MARIO A
3701 E LINCOLN AVE
ALTON TX 78573

M0825-00-000-0003-00 (1130862)
RGV GENERAL SERVICES LLC
2706 SAN EDUARDO
MISSION TX 78572

M0825-00-000-0004-00 (1130863)
RODRIGUEZ AMADA IBITTE & ALEJANDRO
108 W MARIGOLD AVE
MCALLEN TX 78501

M0825-00-000-0005-00 (1130864)
ROLL ADRIENNE M
2321 CORALES ST
MISSION TX 78573

M0825-00-000-0006-00 (1130865)
GONZALEZ HIRAM
710 S BENTSEN PALM DR
MISSION TX 78572

M0825-00-000-0007-00 (1130866)
GONZALEZ HIRAM
710 S BENTSEN PALM DR
MISSION TX 78572

M0825-00-000-0008-00 (1130867)
ROMO ROSA ELVIRA CUELLAR
2315 CORALES ST
MISSION TX 78573

M0825-00-000-0009-00 (1130868)
PENA RAUL ESTEBAN
2313 CORALES ST
MISSION TX 78573

M0825-00-000-000A-00 (1130855)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-000B-00 (1130857)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-000C-00 (1130858)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-000D-00 (1130859)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0010-00 (1130869)
OWNEZ HOLDINGS LLC
7600 CHEVY CHASE DR STE 300
AUSTIN TX 78752

M0825-00-000-0011-00 (1130870)
MANA GB PROPERTIES LLC
5124 HONDURAS AVE
MCALLEN TX 78503

M0825-00-000-0012-00 (1130871)
EBILIEKWE CHARLES
2307 CORALES ST
MISSION TX 78573

M0825-00-000-0013-00 (1130872)
CHEN GUONING M & BIYING ZHU
2305 CORALES ST
MISSION TX 78573

M0825-00-000-0014-00 (1130873)
CARRANZA VICTORIA VELVER ETAL
2303 CORALES ST
MISSION TX 78573

M0825-00-000-0015-00 (1130874)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0016-00 (1130875)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0017-00 (1130876)
PERALES JULIAN & ROSAURA VELASQ
2227 CORALES ST
MISSION TX 78573

M0825-00-000-0018-00 (1130877)
KAUFMANN ELENA D CANTU & JORGE L
2225 CORALES ST
MISSION TX 78573

M0825-00-000-0019-00 (1130878)
ROSALES CARLOS & DANELLY ESMERALDA
2223 CORALES ST
MISSION TX 78573

M0825-00-000-0020-00 (1130879)
ROMO PATRICIA L PEREZ
2221 CORALES ST
MISSION TX 78573

M0825-00-000-0021-00 (1130880)
LOWE J D III
PO BOX 720366
MCALLEN TX 78504

M0825-00-000-0022-00 (1130881)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0023-00 (1130882)
TELLEZ DOMINGO R & JOHANNA SCOT
2215 CORALES ST
MISSION TX 78573

M0825-00-000-0024-00 (1130883)
GARZA EMILIO ALEJANDRO & EDUARDO
2213 CORALES ST
MISSION TX 78573

M0825-00-000-0025-00 (1130884)
BREMEN FAMILY LTD
3901 N GLASSCOCK RD
MISSION TX 78573

M0825-00-000-0026-00 (1130885)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0027-00 (1130886)
GUERRA JESSE
3005 HUMBERTO GARZA JR ST
MISSION TX 78572

M0825-00-000-0028-00 (1130887)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0029-00 (1130888)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0030-00 (1130889)
TOLDOS LLC
302 E BUSINESS HWY 83 SUITE 3
SAN JUAN TX 78589

M0825-00-000-0031-00 (1130890)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0032-00 (1130891)
REYNA ISRAEL & CINTHIA
3503 MAY ST
MISSION TX 78573

M0825-00-000-0033-00 (1130892)
CORDOVA MIGUEL ANTONIO PINEIRO
3501 MAY ST
MISSION TX 78573

M0825-00-000-0034-00 (1130893)
ONTIVEROS EDGAR ALLEN
1509 MAYHEM DR
EDINBURG TX 78542

M0825-00-000-0035-00 (1130894)
TOLDOS LLC
302 E BUSINESS HWY 83 SUITE 3
SAN JUAN TX 78589

M0825-00-000-0036-00 (1130895)
DULCE MASCORRO INVESTMENTS LLC
3509 SAN CLEMENTE
MISSION TX 78572

M0825-00-000-0037-00 (1130896)
TOLDOS LLC
302 E BUSINESS HWY 83 SUITE 3
SAN JUAN TX 78589

M0825-00-000-0038-00 (1130897)
MOGAS JESSICA P RODRIGUEZ
4001 MEMORIAL CT
CARROLLTON TX 75010

M0825-00-000-0039-00 (1130898)
MOGAS ALFREDO M RODRIGUEZ
4001 MEMORIAL CT
CARROLLTON TX 75010

M0825-00-000-0040-00 (1130900)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0041-00 (1130901)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0042-00 (1130902)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0043-00 (1130903)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0044-00 (1130904)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0045-00 (1130905)
GONZALEZ ELISA A MARTINEZ
2220 CORALES ST
MISSION TX 78573

M0825-00-000-0046-00 (1130906)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0047-00 (1130907)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0048-00 (1130899)
GUTIERREZ CLARIZA G
2226 CORALES ST
MISSION TX 78573

M0825-00-000-0049-00 (1130908)
LOPEZ ALEJANDRA
2228 CORALES ST
MISSION TX 78573

M0825-00-000-0050-00 (1130909)
PEREZ ENRIQUE
2230 CORALES ST
ALTON TX 78573

M0825-00-000-0051-00 (1130910)
DE LEON JAIME
2302 CORALES ST
MISSION TX 78573

M0825-00-000-0052-00 (1130911)
COBIAN EDGAR MIGUEL R & MARINA
2304 CORALES ST
MISSION TX 78573

M0825-00-000-0053-00 (1130912)
DE LEON STEPHANIE
4006 SAN ESTEBAN CT
MISSION TX 78572

M0825-00-000-0054-00 (1130913)
HERNANDEZ LISA J
2308 CORALES ST
MISSION TX 78573

M0825-00-000-0055-00 (1130914)
VISTA VERDE CONSTRUCTION &
1413 N SHARY RD REAR
MISSION TX 78572

M0825-00-000-0056-00 (1130915)
VISTA VERDE CONSTRUCTION &
1413 N SHARY RD REAR
MISSION TX 78572

M0825-00-000-0057-00 (1130916)
GALVAN PATRICIA
2314 CORALES ST
MISSION TX 78573

M0825-00-000-0058-00 (1130917)
MELCHOR LUIS A GARRIDO
2316 CORALES ST
MISSION TX 78573

M0825-00-000-0059-00 (1130918)
SAAR ANNE I
2318 CORALES ST
MISSION TX 78573

M0825-00-000-0060-00 (1130919)
PADILLA SAMUEL SALINAS
2318/2320 CORALES ST
MISSION TX 78573

M0825-00-000-0061-00 (1130920)
SALAS OTONIEL
2322 CORALES ST
MISSION TX 78573

M0825-00-000-0062-00 (1130921)
DCF CAPITAL GROUP LLC
2706 SAN EDUARDO
MISSION TX 78572

M0825-00-000-0063-00 (1130922)
PADILLA SAMUEL SALINAS
2320 CORALES ST
MISSION TX 78573

M0825-00-000-0064-00 (1130923)
ALAMILLO ELEAZAR JR
2328 CORALES ST
MISSION TX 78573

M0825-00-000-0065-00 (1130924)
MUNOZ IRVIN STEVE & ALICIA P DE LO
2327 DORADO DR
MISSION TX 78573

M0825-00-000-0066-00 (1130925)
RODRIGUEZ MARIO A
804 GRAYSON AVE
MCALLEN TX 78504

M0825-00-000-0067-00 (1130926)
SANCHEZ ALDO & MEGAN VICTORIA
2323 DORADO DR
MISSION TX 78573

M0825-00-000-0068-00 (1130927)
MENDIOLA SHAWN M
2321 DORADO DR
MISSION TX 78573

M0825-00-000-0069-00 (1130928)
MARTINEZ DORA E POSADA LISSETT &
2319 DORADO ST
MISSION TX 78573

M0825-00-000-0070-00 (1130929)
MARROQUIN MARIA EMILIA CARREON
2317 DORADO DR
MISSION TX 78573

M0825-00-000-0071-00 (1130930)
GREENMAN BRUCE K & CAMMY L
1316 SAINT ANDREWS
SAN ANTONIO TX 78248

M0825-00-000-0072-00 (1130931)
CANTU ARNOLDO
2313 DORADO DR
MISSION TX 78573

M0825-00-000-0073-00 (1130932)
MENCHACA JAZMIN A CARILLO & IVAN A
2311 DORADO DR
MISSION TX 78573

M0825-00-000-0074-00 (1130933)
FUVAL INTEGRAL SERVICES LLC
600 N SHARY RD STE H
MISSION TX 78572

M0825-00-000-0075-00 (1130934)
ISLAS TIBURCIO
2307 DORADO DR
MISSION TX 78573

M0825-00-000-0076-00 (1130935)
SERCAR CONSTRUCTION LLC
715 N GLASSCOCK RD SUITE 15
MISSION TX 78572

M0825-00-000-0077-00 (1130936)
SERRANO ALFONSO
2303 DORADO DRIVE
MISSION TX 78573

M0825-00-000-0078-00 (1130937)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0079-00 (1130938)
VISION INVESTMENT GROUP LLC
1363 GARDEN DR
MISSION TX 78572

M0825-00-000-0080-00 (1130939)
VISION INVESTMENT GROUP LLC
1363 GARDEN DR
MISSION TX 78572

M0825-00-000-0081-00 (1130940)
CANALES AMANDA L
2215 DORADO DR
MISSION TX 78573

M0825-00-000-0082-00 (1130941)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0083-00 (1130942)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0084-00 (1130943)
GONZALEZ LUIS
1811 SABINAL ST
MISSION TX 78572

M0825-00-000-0085-00 (1130944)
CANALES STEPHANIE NICOLE
2207 DORADO DR
MISSION TX 78573

M0825-00-000-0086-00 (1130945)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0087-00 (1130946)
MAR DESIGNS & CONSTRUCTION INC
3421 N SHARY RD
MISSION TX 78573

M0825-00-000-0088-00 (1130947)
LENERO AGUSTIN ORDORICA
2201 DORADO DR
MISSION TX 78573