

ITEM# 4.0

PRELIMINARY & FINAL PLAT APPROVAL:

Mayberry Park Estates Subdivision
A 0.99 of an acre tract of land being the South 254' of the
West 170' of Lot 26-9, West Addition to Sharyland
Subdivision
R-1
Developer: Sanjuana V. Garcia Serna
Engineer: R. E. Garcia & Associates

REVIEW DATA

PLAT DATA:

The site is located on the East side of N. Mayberry Road approximately 360' South of Sunrise Lane. — **see vicinity map.** The property is within an existing residential site with one home that is being subdivided into 3 residential lots. — see plat for actual dimensions, square footages, and land uses. The project engineer is asking for a variance on behalf of the developer as follows:

VARIANCE: Request variance to the escrow of funds for future pavement width of Mayberry Road. The subdivision code states that, "Minor arterials of 80 feet of right-of-way shall be paved a minimum of 57 feet."

In lieu of construction, the City will accept the full amount of the engineer's cost estimate to widen the street to be escrowed.

WATER:

The developer is proposing to connect each additional lot from an existing 8" water line located along the east side of N. Mayberry Road. There is an existing fire hydrant across the site at the SW corner and one directly on front of the proposed Lot 1 complying with this requirement via direction of the Fire Marshal's office. — **see utility plan**

SEWER:

Wastewater service will connect into an existing 8" sewer main line located along the East side of N. Mayberry Rd. The Capital Sewer Recovery Fee is required at \$200.00 per additional lot which equates to \$400.00 (\$200.00 x 2 lots).

STREETS & STORM DRAINAGE:

The lots will have access to N. Mayberry Rd. being an existing 40' paved B-B road within a 70' R.O.W. The future for N. Mayberry Rd. is an 80' R.O.W. with a 57' paved B-B street. Per subdivision ordinance an additional 8.5' of paved road widening will be required.

The subject tract will utilize properly graded green areas to provide the required detention. These areas will detain the required detention volume and discharge into Mayberry Road which will continue to discharge into the HCDD #1 Mission Lateral Drainage Ditch. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS:

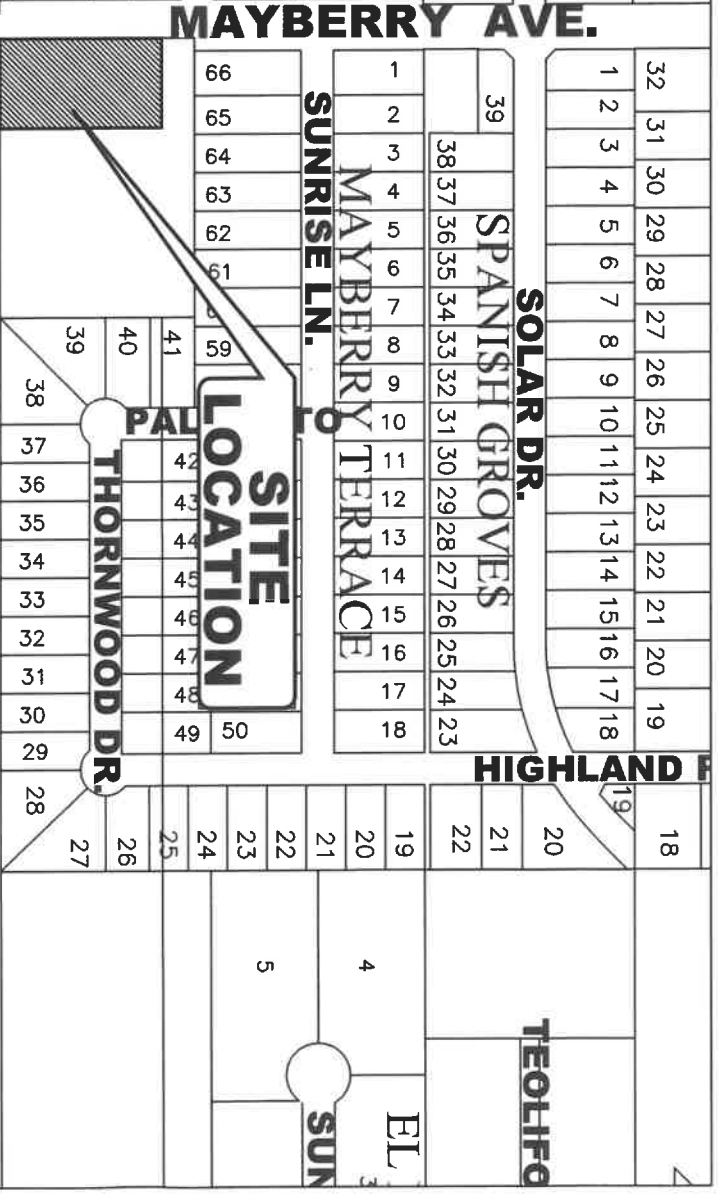
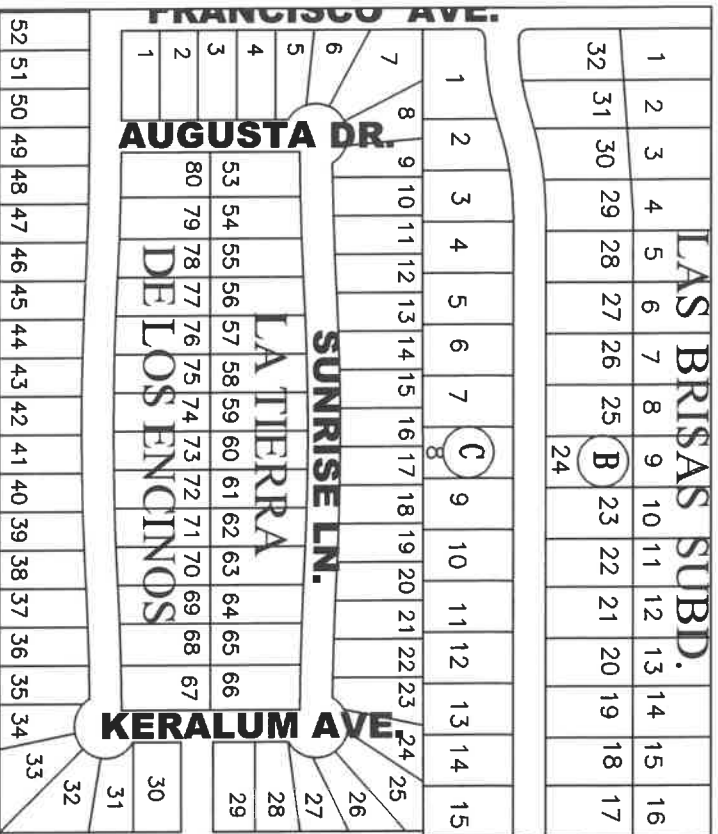
- Escrow Park fees (2 lots x \$500 = \$1,000.00)
- There're 2 existing street lights within the vicinity as per City Standards

- Must Comply with all other format findings

RECOMMENDATION:

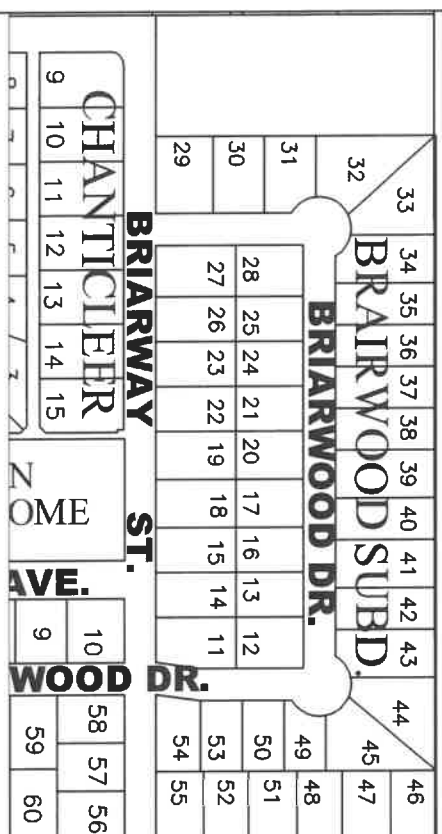
Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees, and
3. Conveyance or Payment of Water Rights, and
4. Denial of the variance request and comply with the subdivision ordinance to widen Mayberry Rd. or escrow funds for an additional 10' to include curb and gutters.



200' H.C.I.D. No. 1

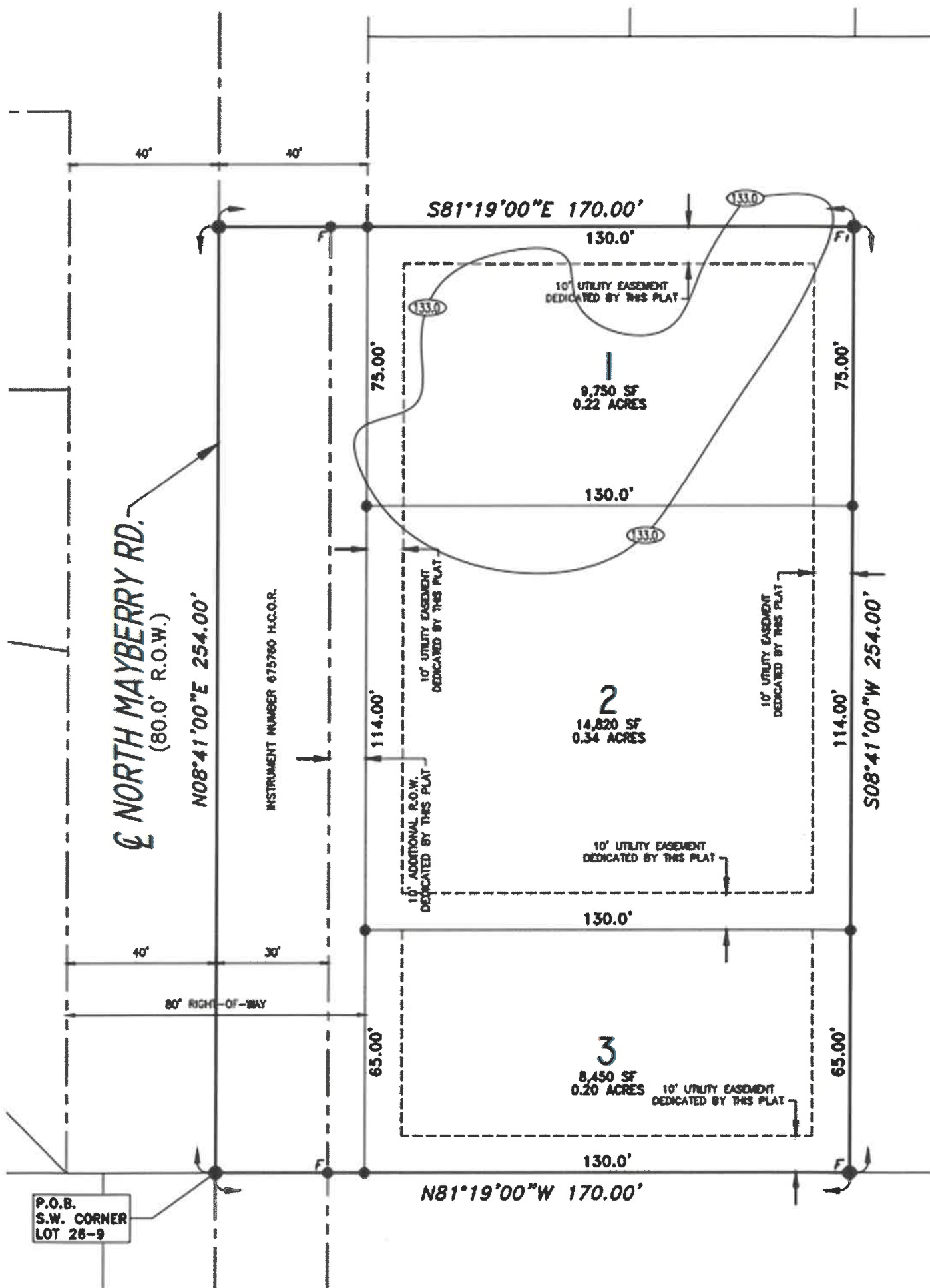
EDINBURG MAIN CANAL R.O.W.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-6672
 FAX: (956) 580-8680

No.





PLAT NOTES & RESTRICTIONS:

DRAWN BY: D.E.S.

- 1.) FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" AREAS DETERMINED TO BE AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NO. 480345 0005 C EFFECTIVE DATE: NOVEMBER 20, 1991
- 2.) SETBACKS:
FRONT: 35.00 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 35.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3.) NO MORE THAN ONE--SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 4.) NO COMMERCIAL USE SHALL BE ALLOWED ON THIS SUBDIVISION.
- 5.) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF THE STREET AT CENTER OF LOT.
- 6.) BENCHMARK NOTE:
TOP OF MANHOLE ON THE SOUTHEAST CORNER OF NORTH MAYBERRY ROAD AND SUNRISE LANE.
ELEVATION = 132.23 N.A.V.D. 1988
- 7.) STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THE SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.99 ACRES AND A VOLUME OF APPROXIMATELY 2,631 CUBIC FEET OR 1.41 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- 8.) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 9.) NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 10.) THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 11.) A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH MAYBERRY ROAD DURING SUBDIVISION CONSTRUCTION STAGE.
- 12.) LOT OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- 13.) LOT OWNERS TO MAINTAIN DETENTION/RETENTION AREAS OF SUBDIVISION.
- 14.) ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 15.) EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- 16.) ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- 17.) ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 18.) NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 19.) NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 20.) NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 21.) THE OWNER OF LOT 3 SHALL PROVIDE A 6 FOOT BUFFER ALONG THE SOUTH PROPERTY LINE BETWEEN LOT 3 AND CANAL RIGHT-OF-WAY AND SHALL BE INSTALLED AT THE BUILDING PERMIT STAGE IN ACCORDANCE TO THE CITY OF MISSION REGULATIONS, REQUIREMENTS AND SPECIFICATIONS.

8" WATER LINE

Q MAYBERRY RD.
(80.0' R.O.W.)

N08°41'00"E 254.00'

INSTRUMENT NUMBER 675760 H.C.O.R.

60' RIGHT-OF-WAY

.O.B.
.W. CORNER
DT 26-9

S81°19'00"E 170.00'

8" SEWER LINE

APPROX EXIST. 6"

APPROXIMATE LOCATION
EXIST. GAS LINE

APPROXIMATE LOCATION
EXIST. 8" SAN. SEWER LINE

PROPOSED 4" SAN.
SEWER SERVICE
(TYPICAL)

2

3

N81°19'00"W 170.00'

S08°41'00"W 254.00'

ONE STORY
FRAME BUILDING

ONE STORY
STUCCO HOUSE

APPROXIMATE LOCATION
EXIST. SAN. SEWER SERVICE

R. E. Garcia




Associates

**DRAINAGE STATEMENT
FOR
MAYBERRY PARK ESTATES SUBDIVISION**

Mayberry Park Subdivision consists of a 0.99 of an acre tract of land being the South 254.00 feet of the West 170.00 feet of Lot 26-9, West Addition to Sharyland Subdivision, as recorded in Volume 1, Page 56, Map Records, Hidalgo County, Texas, also being a that certain tract described in Warranty Deed with Vendor's Lien recorded in Document #2871189, Official Records, Hidalgo County, Texas. The site is located on the east side of Mayberry Road approximately 360 feet south of Sunrise Lane within the City of Mission. The property is located within existing residential site with one home that is being subdivided into 3 residential lots. The tract is basically flat with a slight slope to the west towards Mayberry Road. Mayberry Road flows north and discharges into HCDD #1 Mission Lateral Drainage Ditch which is immediately north of the site. The HCDD #1 Mission Lateral Drainage Ditch is owned and maintained by Hidalgo County Drainage District No. 1. The proposed subdivision is located within a Zone "X" Flood Hazard area as designated by FEMA FIRM Community Panel Number 480335 0005 C dated November 20, 1991. Zone "X" is defined as "areas of minimal flooding".

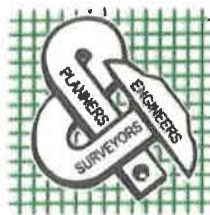
The predominate soils on this property is (25) - Hidalgo Fine Sandy Loam being a dark grayish brown sandy clay loam. This soil is found to be in the Hydrologic Group "B" as determined by use of the Soil Survey of Hidalgo County. (See attachment). Currently the property is used as a large rural residential site.

The subject tract will utilize properly graded green areas to provide the required detention. These areas will detain the required detention volume and discharge into Mayberry Road which will continue to discharge into the HCDD #1 Mission Lateral Drainage Ditch. The addition of two single family lots will not significantly increase storm water discharge in the area. In accordance with the Hidalgo County Drainage Policy, a minimum of 2,631 cf or 0.06 acre-feet of storm runoff which is the deferential volume between the pre developed 10 year event and the post development 50 year event (2.986 cfs) will be detained with a total maximum discharge rate of 1.41 cfs. The peak rate of runoff will not be increased during the 50 year rainfall event.

| | |
|------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <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 type="checkbox"/> DISCHARGE PERMIT REQUIRED | |
| <input type="checkbox"/> DISTRICT FACILITY | |
| <input type="checkbox"/> CITY FACILITY | |
| <input type="checkbox"/> OTHER | |
| H.C.D.D. NO. <u> </u> | DATE <u>12-17-24</u> |



R. E. Garcia



Associates

January 10, 2024

Mr. Gabriel Ramirez, CPM, PMP
Subdivision Coordinator
Planning Department
City of Mission
1201 E. 8th St.
Mission, Texas 78572

RE: Mayberry Park Estates Subdivision
Variance Request

Dear Mr. Ramirez

On behalf of the owners of the Mayberry Park Estates Subdivision development, R. E. Garcia & Associates does hereby request a variance to the escrow of funds for future pavement width of Mayberry Road as specified in Chapter 98, Subdivisions, Article 1, In General, Division 3, Final Plat, Article III, Minimum Requirements for Standards and Specifications of the City of Mission Subdivision Ordinance. Please note that Mayberry Road is designated as a Minor Arterial Roadway and the ordinance requires a Right-of-Way width of 80.00 feet and a pavement width of 57.00 feet. The designated Right-of-Way dedication width of 80.00 feet will be dedicated on the subject Mayberry park Estates Subdivision. The current street section of Mayberry Road adjacent to the proposed Mayberry Park Estates Subdivision is fully developed having a back-of-curb to back-of-curb section of 40.00 feet. Mayberry Road north and south of the site is likewise fully developed with sidewalks and concrete curbs. Nowhere does the section width of Mayberry Road widen to the required 57.00 foot section. We do not believe that escrows were collected for the widening of Mayberry Road anywhere in close proximity of the proposed Mayberry Park Estates Subdivision. It does not seem reasonable, practical or probable that the City of Mission would demolish the existing pavement section along with sidewalks and driveways to install the designated 57.00 foot pavement section.

Based on the existing section of Mayberry Road, we respectfully request that the escrow requirement for the future Mayberry Road section be waived.

Please let me know if you need any further information related to this request.

I look forward to your response

Respectfully,

R. E. GARCIA & ASSOCIATES

Raul E. "Eddie" Garcia, P.E., R.P.L.S.,
Proprietor

R E GARCIA & ASSOCIATES

MAYBERRY PARK ESTATES (57' BACK - BACK SECTION)

COST ESTIMATE

Date: 1/14/2024

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Paving Improvements

| ITEM # | DESCRIPTION | QUANTITY | | UNIT COST | AMOUNT |
|--------|--------------------------|----------|----|--------------------|-------------------|
| 1 | 2" HMAC | 240 | SY | \$15.00 | \$3,600.00 |
| 2 | 10" CALICHE BASE | 240 | SY | \$12.00 | \$2,880.00 |
| 3 | 8" SUB-GRADE PREPARATION | 240 | SY | \$3.00 | \$720.00 |
| | | | | SUB -TOTAL: | \$7,200.00 |

