Feasibility Report
for
Mayorca Plan Unit Development - Townhomes
Brownsville, TX

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EXECUTIVE SUMMARY

Guzman and Munoz Engineering has completed its civil site development due diligence that is standard for a planned unit development for single family townhomes. This report discusses the site investigation performed as it relates to zoning, subdivision platting, site access, utilities, fire prevention, building permit, topography, drainage and detention, and floodplain issues. GMES has communicated with the following agencies and their department via phone conversations, emails, web pages, letters, or in person:

- City of Brownsville
- Brownsville Public Utility
- Cameron County Appraisal District (CCAD)
- Federal Emergency Management Agency (FEMA)
- U.S. Department of Agriculture (USDA) Soil Survey

The Developer proposes a 36 unit Planned Development for a townhome community. Development concerns that have been researched within this due diligence report are that the subject 5.33-acre tract is currently a valid subdivision plat. The developer will re-subdivide the tract of land into 36 single-family lots to construct each individual townhome. The tract is currently zoned “H” and Dwelling “A”. This area is a mandatory detention area; however, because of the state of current infrastructure in this area, detention will be provided for the increase in impervious cover.

SITE SUMMARY

The subject tract is located at the terminus of Mayorca Ave in the City of Brownsville in Cameron County. The proposed 36-unit planned development will be contained within the reserve totaling 5.33-acres. The tract of land currently has an existing 50 ft right-of-way, 32 ft back-to-back curb and gutter street. The current condition of the street is poor asphalt. An existing 6 in water line is located on the south side of this street. The street also contains storm drain inlets and storm drain pipes. The site is serviced with underground electrical service. The CCAD Property ID Number is 395555.

The topography of the property is generally flat with access to existing storm drain inlets, waterline, and electrical transformers along the existing street within the property. The soil characteristics of this site are Olmito silty clay and Chargo silty clay. The site currently does not have many existing trees. Surrounding the property is a single family residential development along the east side and an apartment complex on the west side.
ZONING RESTRICTIONS

This site is currently zoned H Apartment and Dwelling “A”. Since townhomes are considered to be single family homes, the site will have to be rezone to “G” to provide a uniform zoning to the entire property. There is a 25-ft front setback maximum, a 3.5-foot side setback, and a 3.5-foot rear setback for residential development. For this tract, since the use is not considered multifamily, density does not apply.

SUBDIVISION REQUIREMENTS

The subject property was platted in 2014. A subdivision plat will need to be prepared and recorded before the City of Brownsville will issue a building permit. The subdivision plat will take the 5.33-acre reserve area and create a planned unit development out of PLAT No. F-2704 Final Plat of Sportsplex Re-Plat No. 2. The document must be recorded before the City of Brownsville will issue a Certificate of Occupancy, but the platting process can be done concurrently with the building permit review process.

DEVELOPMENT REQUIREMENTS

A Site Plan Approval by the Planning & Zoning Board and City Council will be required. A Storm Water Pollution Prevention Plan (SWPPP) will be required during construction of the streets, water, sewer, and electrical utilities. Building permits will be required for the construction of each individual townhome.

BUILDING CODES AND DESIGN REQUIREMENTS

The City of Brownsville is currently under the 2015 International Family Codes.

FIRE CODE REQUIREMENTS

The development is subject to the 2018 International Fire Code (IFC) with local amendments.

MILLAGE RATES FOR ALL TAXING JURISDICTIONS

Below is a list of the rates for all taxing entities for this property:

- City of Brownsville-0.700613%
- Cameron County-0.416893%
- Brownsville ISD-1.265000%
Brownsville Navigation District-0.035920%
Drainage District #1-0.033000%
South Texas ISD-0.049200%
Texas Southmost College District-0.162407

UTILITIES

Based on the Brownsville Public Utility, sanitary sewer maps there is an existing 8-inch gravity sewer main line west of the property along Mayorca Ave. The sewer line will have to be extended into the property to service the 36 townhomes. Based on the maps received by Brownsville Public Utility, there is a 6-inch water main located within the property along the existing street within the tract of land. Brownsville Public Utility will require that an 8-inch sized main to provide adequate fire flow and domestic demand.

LANDSCAPING REQUIREMENTS

A review of the aerial images and topography shows the property with little vegetation and no trees. The city requires a 10% landscape area with 5% of it being trees and shrubs and the other 5% grass.

DRAINAGE

The 5.33-acre tract is located in Zone “X” according to FEMA’s Flood Insurance Rate Map Community Panel No. 48061C0580F, effective February 16, 2018. In accordance with the City of Brownsville Drainage requirements, this development will be requiring onsite detention to mitigate the additional impervious cover.

CONCLUSION

In conclusion, there are several civil related factors that must be addressed in order to develop the project. These items are summarized below and must be taken into consideration to efficiently develop the site as desired:

1) The site will require a subdivision plat to create 36 individual lots.
2) Streets and utilities will have to be constructed to provide services to the 36 individual lots.
3) Locations of existing utilities and streets right-of-way will be abandoned if necessary based on the 36 lots subdivision.