



MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: ShiZue Gardens at the James Subdivision, a tract of land containing 9.99 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-10, West Addition to Sharyland Subdivision, R-1A (Proposed R-1), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2024 – Plat, preliminary construction plans, and Subdivision Application submitted to the City. **(ATTACHMENT I)**
- February 13, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- March 19, 2025 – Latest request to change the zoning for this site
- April 4, 2025 – Final review of plat and construction plans deemed complete by SRC.
- April 16, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The proposed ShiZue Gardens at the James Subdivision consists of thirty-five single family residential lots and it is located along the West side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). **(ATTACHMENT II)**
- The proposed Las Brisas Drive, a public street, will connect to East Solar Drive in the Highland Park Subdivision.
- The proposed lots measure 65 feet in width by 140 feet in depth consistent with the proposed new lot size minimums for R1-A zoning.
- The proposed subdivision is consistent with surrounding single-family residential district area. **(ATTACHMENT VI)**
- Water and Sewer services will be provided by the City of Mission. **(ATTACHMENT VII)**
- Storm water drainage requirements meet the current standard for a 50-year storm event. **(ATTACHMENT VIII)**

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$500xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ATTACHMENT I – SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



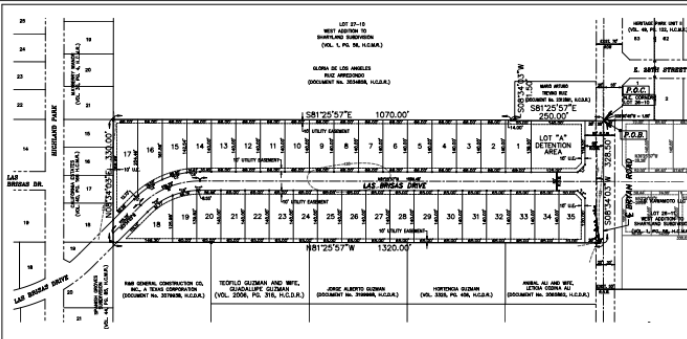
Earth Works Development, Inc. Name: <u>Susan Kawamoto</u> Address: <u>2602 N. Bryan Road</u> City: <u>Mission, Texas 78574</u> Phone: <u>(415) 308-8079</u> Subdivision Name: <u>ShiZue GARDENS</u> <u>AT THE JAMES SUBDIVISION</u>	<h3 style="text-align: center;">PLAT FEES</h3> 5 ACRE PLAT OR LESS.....\$400 5+ ACRES.....\$500 Re-Plat Filing/Review\$300 Separate Subdivision variance/open cuts, etc. \$150 P&Z Date: _____ City Council Date: _____
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Urban (City) Suburban ETJ _____ Rural ETJ _____
 Zone: _____ Water Dist. _____ School Dist. _____
 # of Lots: Residential 29 Non-Residential _____ Common Areas/Lots 2
 Water CCN: SWSC _____ LJWSC _____ MUD _____

<u>WATER</u>	<u>SEWER</u>
<u>145</u> L. F. of <u>12"</u> Water Lines	<u>1500</u> L. F. of <u>8"</u> Sewer Lines
<u>1500</u> L. F. of <u>8"</u> Water Lines	_____ L. F. of _____ Sewer Lines
Other: _____	Lift Sta: _____ N/A-Septic Use: _____
Suburban ETJ Only: MSR cost of water meters & Membership costs \$ _____	Other: _____
	Suburban ETJ Only: MSR cost of Septic Tanks \$ _____

<u>STREETS</u>	<u>STORM SEWER</u>
<u>1370</u> L. F. of <u>32'</u> Wide Streets	<u>1110</u> L. F. of <u>36"</u> Storm Lines
_____ L. F. of _____ Wide Streets	<u>520</u> L. F. of <u>30"</u> Storm Lines
Other: _____	<u>710</u> L. F. of <u>24"</u> Storm Lines

ATTACHMENT II - PLAT



- GENERAL NOTES
1. THE SUBDIVISION FOR THIS PROPERTY IS 20% "X" WHICH IS DEFINED AS "GRADE OF NORMAL FLOODING AND...
2. THE SUBDIVISION SHALL BE DIVIDED INTO SECTIONS...
3. THE SUBDIVISION SHALL BE DIVIDED INTO SECTIONS...
4. A 4" WIDE MEDIAN IS REQUIRED ALONG BOTH SIDES OF ALL INTERIOR STREETS...
5. A 4" WIDE MEDIAN IS REQUIRED ALONG THE STREET ADJACENT TO THE SECTION FRONT OF THE SUBDIVISION...
6. A 4" WIDE MEDIAN IS REQUIRED ALONG WEST SIDE OF BRYAN ROAD...
7. A 4" WIDE MEDIAN IS REQUIRED ALONG BRYAN ROAD...
8. A 4" WIDE MEDIAN IS REQUIRED BY THE SUBDIVISION...
9. NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED...
10. THE TOTAL AREA OF LOT 1 (LOT 1A) IS 1070.00 SQ. FT. WITH AN AREA OF 1070.00 SQ. FT. FOR THE ENTIRE LOT...
11. A TOTAL AREA OF 1070.00 SQ. FT. (LOT 1A) IS 1070.00 SQ. FT. WITH AN AREA OF 1070.00 SQ. FT. FOR THE ENTIRE LOT...
12. THE TOTAL AREA OF LOT 1 (LOT 1A) IS 1070.00 SQ. FT. WITH AN AREA OF 1070.00 SQ. FT. FOR THE ENTIRE LOT...
13. NO CORNER ACCESS OR LOT FRONTAGE PERMITTED FROM BRYAN ROAD FOR LOT "X" AND LOT "Y".
14. SET 2' FROM ROAD WITH A PLASTIC CAP STAMPED "LOT X" OR "LOT Y" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED...
15. NO FUTURE DEVELOPMENT OF LOT 1 (LOT 1A) SHALL BE PERMITTED...
16. NO FUTURE DEVELOPMENT OF LOT 1 (LOT 1A) SHALL BE PERMITTED...
17. LOT "X" SHALL BE SUBMITTED FOR FUTURE DEVELOPMENT OR HAVE A HABITABLE STRUCTURE WITHIN ITS...
18. NO CORNER ACCESS OR LOT FRONTAGE PERMITTED FROM BRYAN ROAD FOR LOT "X" AND LOT "Y".

SUBDIVISION PLAT OF ShiZue GARDENS AT THE JAMES SUBDIVISION

A TRACT OF LAND CONTAINING 9.999 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OF PORTION OF LOT 26-10, WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND SEPARATE HEREBY AS SHOWN ADJACENT BY THE JAMES SUBDIVISION, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT AND SEPARATE HEREBY AS SHOWN ADJACENT BY THE JAMES SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY MAP RECORDS.

Tables containing LINE DATA, CONTIGUOUS COURSE DATA, LOT AREA, and LOT LINE CURVE DATA.



THIS PLAT IS HEREBY APPROVED BY UNITED IRIGATION DISTRICT ON THIS THE ___ DAY OF _____ 2024.

UNITED IRIGATION DISTRICT PRESIDENT: _____ DATE: _____
ATTORNEY: _____ DATE: _____

HIDALGO COUNTY FRENCH DISTRICT NO. 1 HEREBY CERTIFIES THAT THE SHOWN AREA FOR THIS SUBDIVISION IS NOT SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OR OTHER RIGHTS OR INTERESTS OF ANY KIND, AND THAT THE SHOWN AREA IS NOT SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OR OTHER RIGHTS OR INTERESTS OF ANY KIND, AND THAT THE SHOWN AREA IS NOT SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OR OTHER RIGHTS OR INTERESTS OF ANY KIND.

METES AND BOUNDS
A TRACT OF LAND CONTAINING 9.999 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OF PORTION OF LOT 26-10, WEST ADDITION TO SHARPLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY MAP RECORDS, BEING HEREBY SUBDIVIDED INTO SECTIONS AS SHOWN ON THIS PLAT AND SEPARATE HEREBY AS SHOWN ADJACENT BY THE JAMES SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER WHO HAS DRAWN THIS PLAT.

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Javier Hinojosa Engineering Consulting Engineers logo and contact information: 418 E. 3RD STREET, SUITE 100, DALLAS, TEXAS 75202. Phone: (214) 888-1188. Email: jhinojosa@jeh-engineering.com

Table with columns for NAME, ADDRESS, CITY & ST, PHONE #, and TITLE. Includes contact information for Principal Contacts and Surveyors.

Filed for Record in Hidalgo County, Texas. Notary Public seal and signature area with fields for Name, Address, City, State, and Date.

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS. Notary Public seal and signature area with fields for Name, Address, City, State, and Date.

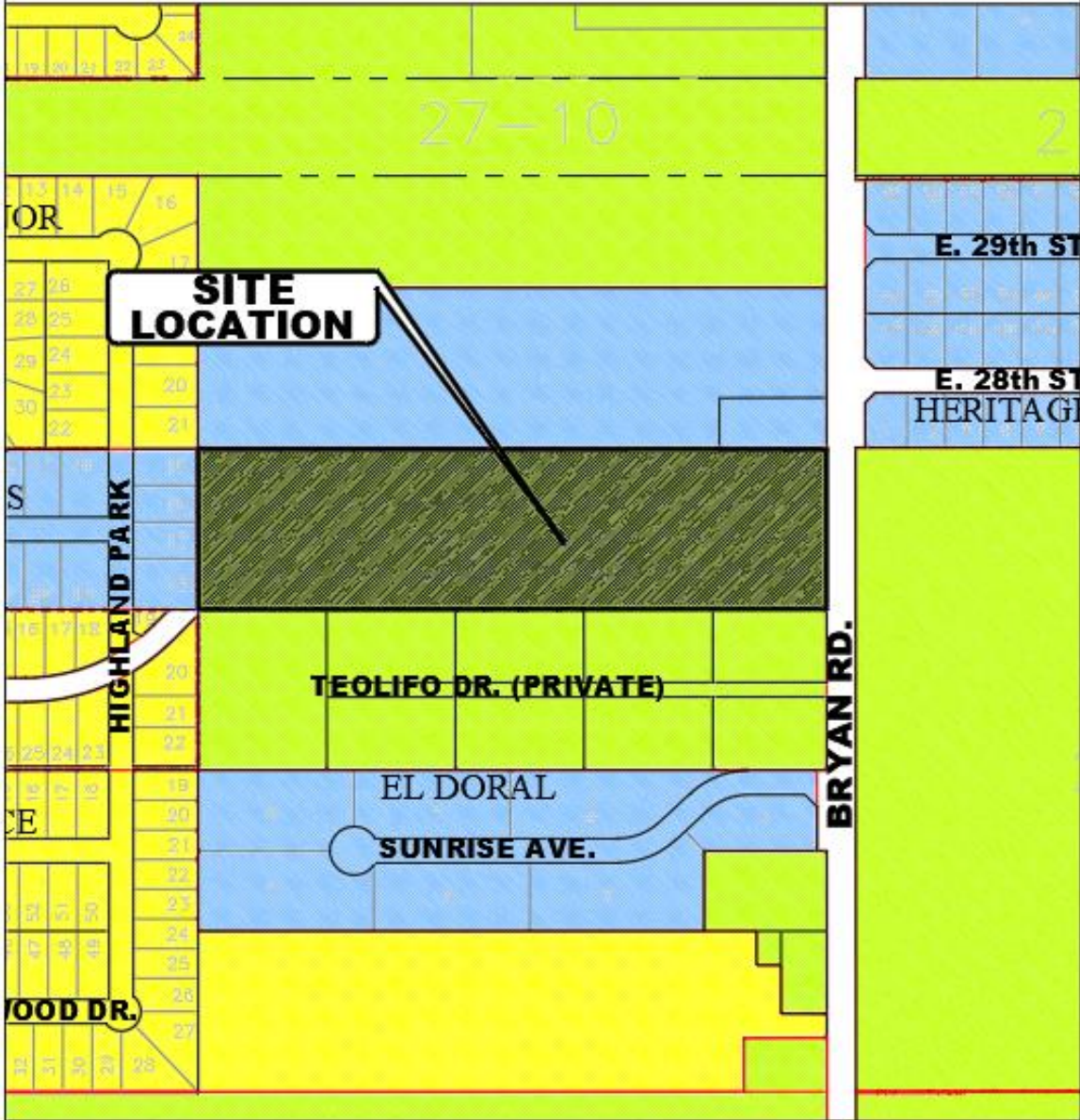
ATTACHMENT III - AERIAL



ATTACHMENT IV – STREET VIEW



ATTACHMENT V – ZONING MAP

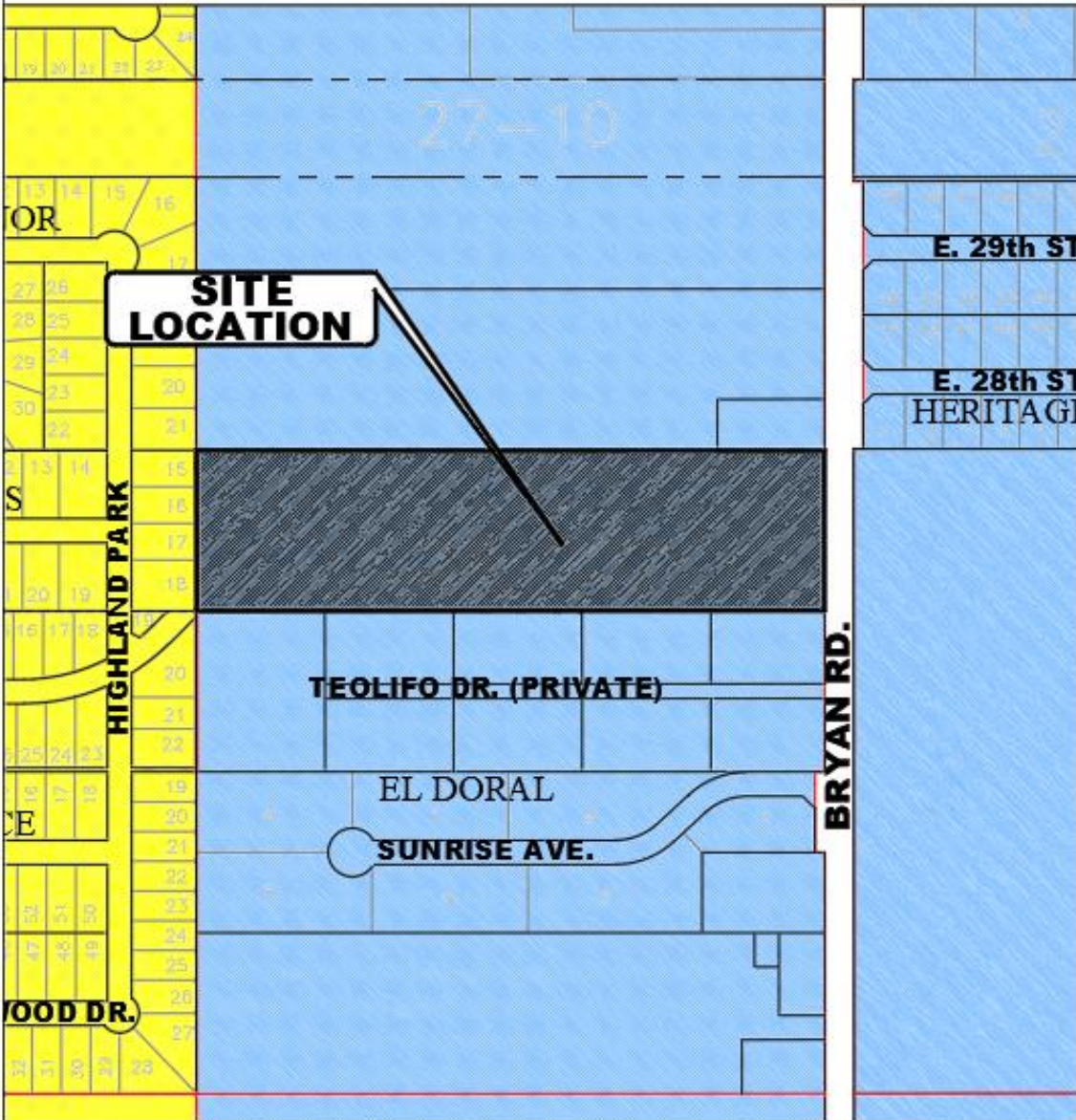


ZONING LEGEND

ADI AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
AO-P AGRICULTURAL OPEN PERMANENT	R-4 MOBILE & MODULAR HOME	C-5 ADAPTIVE COMMERCIAL
R-1A LARGE LOT SINGLE FAMILY	R-5 HIGH DENSITY MFCTD HOUSING	I-1 LIGHT INDUSTRIAL
R-1T TOWNHOUSE RESIDENTIAL	C-1 OFFICE BUILDING	I-2 HEAVY INDUSTRIAL
R-1 SINGLE FAMILY RESIDENTIAL	C-2 NEIGHBORHOOD COMMERCIAL	PUD PLANNED UNIT DEVELOPMENT
R-2 DUPLEX-FOURPLEX RESIDENTIAL	C-3 GENERAL BUSINESS	P PUBLIC



ATTACHMENT VI – FUTURE LAND USE MAP



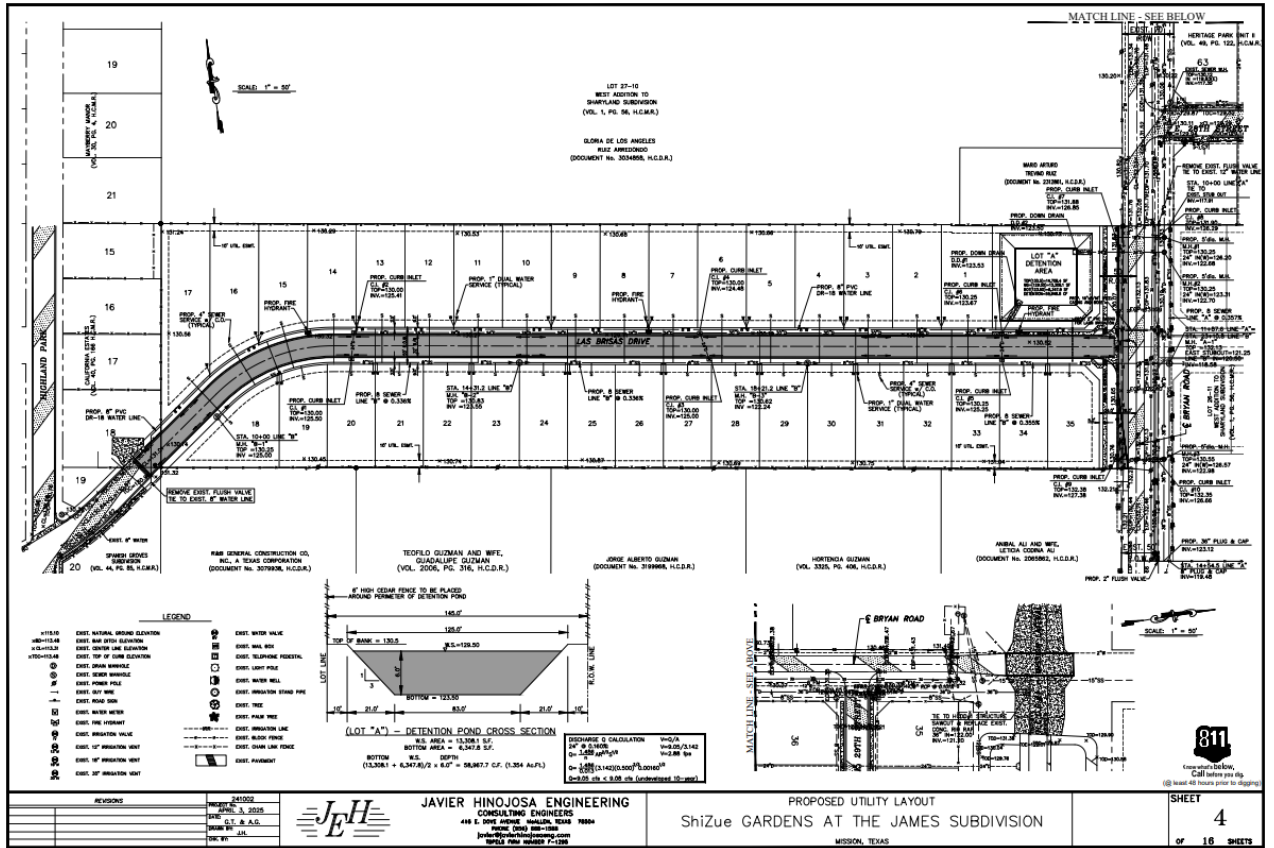
FUTURE LAND USE MAP

- | | |
|-------------------------------|----------------------------------|
| - LD - Low Density Res. | - GC - General Commercial |
| - LDA - Lower Density Res. | - HC - Heavy Commercial |
| - MD - Moderate Density Res. | - I - Industrial |
| - HD - High Density Res. | - P - Public |
| - ● - Neighborhood Commercial | - PUD - Planned Unit Development |



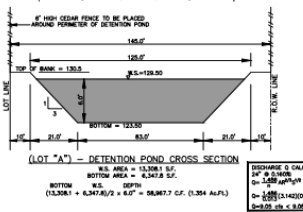
SCALE: 1"=300'

ATTACHMENT VII - UTILITY LAYOUTS



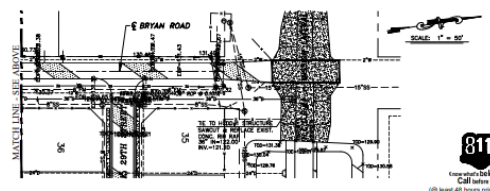
LEGEND

⊕	EXIST. NATURAL BOUND. ELEVATION	⊕	EXIST. WATER VALVE
⊕	EXIST. NAT. BOUND. ELEVATION	⊕	EXIST. WATER BOX
⊕	EXIST. CENTER LINE ELEVATION	⊕	EXIST. TELEPHONE FEEDLINE
⊕	EXIST. TOP OF CURB ELEVATION	⊕	EXIST. LIGHT POLE
⊕	EXIST. DRIVE MANHOLE	⊕	EXIST. WATER WELL
⊕	EXIST. DRIVE MANHOLE	⊕	EXIST. IRRIGATION SPRINKLER
⊕	EXIST. POWER POLE	⊕	EXIST. PAIR TREE
⊕	EXIST. SIGN POLE	⊕	EXIST. PAIR TREE
⊕	EXIST. ROAD SIGN	⊕	EXIST. IRRIGATION LINE
⊕	EXIST. WATER METER	⊕	EXIST. BOUNDARY FENCE
⊕	EXIST. FIRE HYDRANT	⊕	EXIST. CHAIN LINK FENCE
⊕	EXIST. IRRIGATION VALVE	⊕	EXIST. PAVEMENT
⊕	EXIST. 12\"/>		



DISCHARGE & CALCULATION

4" x 6" ORIFICE
 10.00' x 1.00' = 10.00 SF
 10.00 SF x 0.00012 = 0.0012 CFS
 0.0012 CFS x 60 SEC = 0.072 GPM



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMITS
2	11/11/2020	REVISED PER COMMENTS
3	11/11/2020	REVISED PER COMMENTS
4	11/11/2020	REVISED PER COMMENTS
5	11/11/2020	REVISED PER COMMENTS

J E H

JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 418 S. STEELE AVENUE, SUITE 1000
 IRVING, TEXAS 75038
 PHONE: (972) 251-1100
 FAX: (972) 251-1101
 www.jeh-engineering.com
 EIRLIS PEREZ-BAUER P-1200

PROPOSED UTILITY LAYOUT
Shizue GARDENS AT THE JAMES SUBDIVISION
 MISSION, TEXAS

SHEET
4
 OF 16 SHEETS



ATTACHMENT VIII - DRAINAGE REPORT

Drainage Statement ShiZue Gardens at the James Subdivision Mission, Texas

Introduction

ShiZue Gardens at the James Subdivision is a 9.99 acre tract of land out of Lot 26-10, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the west side of Bryan Road approximately 2,475 feet north of Griffin Parkway (F.M. 495) and is within the city limits of Mission, Texas.

Flood Plain

ShiZue Gardens at the James Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

Soil Conditions

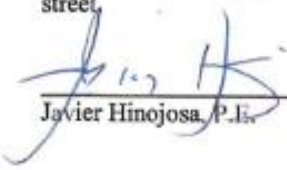
According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service. The soils in this subdivision are found to be Hidalgo Sandy Clay Loam (28) which is moderately pervious with a relatively low plasticity index.

Pre-developed Conditions


The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 9.08 cubic feet per second is being generated by this subdivision.

Proposed Conditions

ShiZue Gardens at the James Subdivision is a proposed 9.99 Acre - 35 single-family lot subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 30" throughout the subdivision and will discharge into a proposed detention pond located at the northeast corner of this project. This development will increase runoff to a maximum of 35.78 cubic feet per second based on the 50-year storm frequency for an increase Q of 26.70 cubic feet per second. Required detention for the subdivision is 48,089 cubic feet (1.104 Ac.Ft.). The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through a 24" storm drain at a slope of 0.160% into a proposed manhole along the east side of Bryan Road. From this manhole, a proposed 36" storm drain will be placed flowing to the north at a slope of 0.101% and tie into H.C.D.D. #1 Mission Lateral. A drainage permit will be submitted with the contractor saw cutting and replacing the existing concrete rip-rap. The 36" pipe along Bryan will be also utilized for discharge by this developer who is beginning the process of developing the 40 acres across the street.


Javier Hinojosa, P.E.



<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 checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input checked="" type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. NO. 1	DATE 3-4-25