



MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), 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 and first review by the Staff Review Committee. **(ATTACHMENT I)**
- December 17, 2024 – 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 the plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- The proposed The Orchards at the James Subdivision consists of thirty-four single family residential lots and it is located along the East side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495). **(ATTACHMENT II)**
- This project is part of a Master Plan whereas the developer will be required to comply with all the land use and infrastructure planning requirements. **(ATTACHMENT III)**
- The proposed subdivision is consistent with the surrounding single-family residential district area. **(ATTACHMENT VI)**
- Water and Sewer services will be provided by the City of Mission. **(ATTACHMENT VIII)**
- Storm water drainage requirements meet the current standard for a 50-year storm event. **(ATTACHMENT IX)**

- 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.
- The proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates Subdivision.
- The proposed lots are in line with the proposed changes to the lot sizes for R1-A zoning.

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: Susan Kawamoto
Address: 2602 N. Bryan Road
City: Mission, Texas 78574
Phone: (415) 308-8079
Subdivision Name: THE ORCHARDS AT
THE JAMES SUBDIVISION

PLAT FEES

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:** _____

Urban (City) X **Suburban ETJ** _____ **Rural ETJ** _____
Zone: _____ **Water Dist.** _____ **School Dist.** _____

of Lots: Residential 30 **Non-Residential** _____ **Common Areas/Lots** 1

Water CCN: **SWSC** _____ **LJWSC** _____ **MUD** _____

WATER

315 L. F. of 12" **Water Lines**

1880 L. F. of 8" **Water Lines**

Other: _____

Suburban ETJ Only: **MSR cost of water meters &**
Membership costs \$ _____

SEWER

1790 L. F. of 8" **Sewer Lines**

_____ L. F. of _____ **Sewer Lines**

Lift Sta: _____ **N/A-Septic Use:** _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
\$ _____

STREETS

1600 L. F. of 32' **Wide Streets**

_____ L. F. of _____ **Wide Streets**

Other: _____

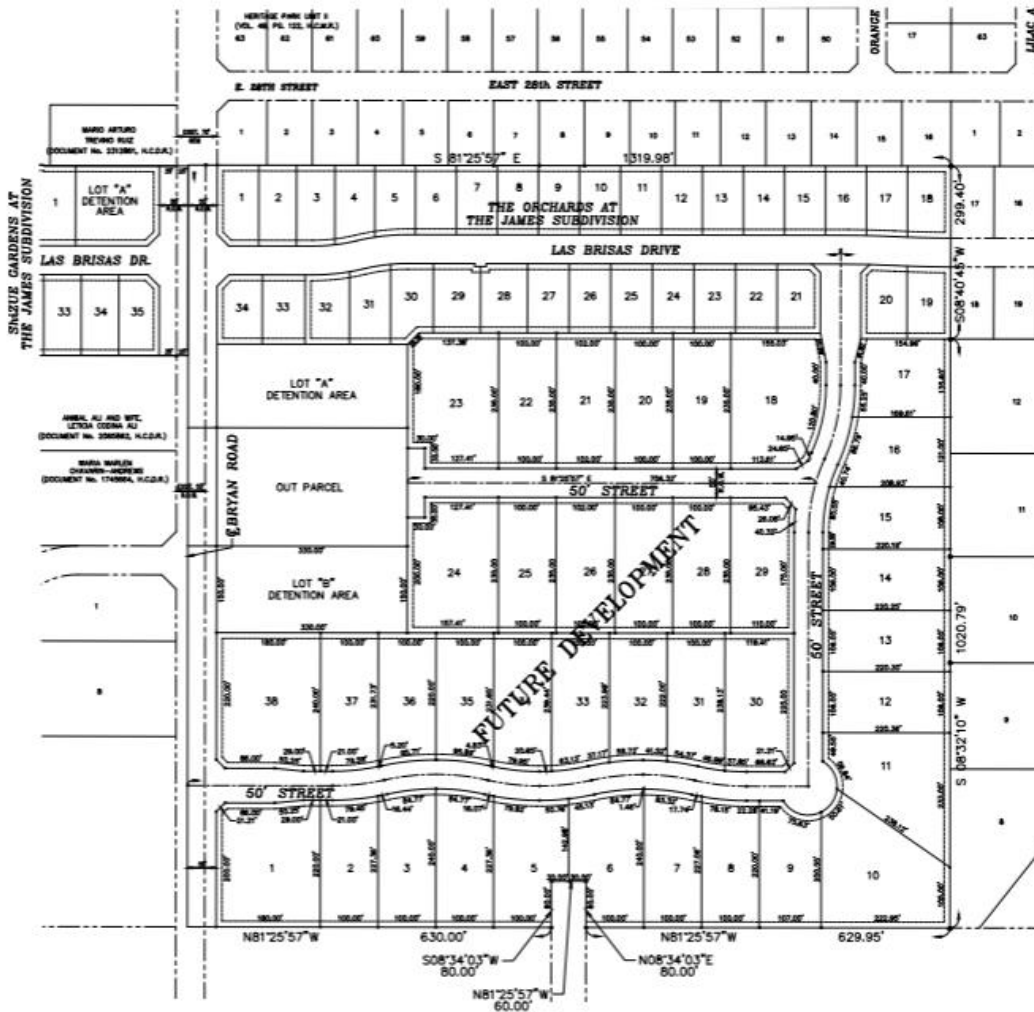
STORM SEWER

550 L. F. of 30" **Storm Lines**

600 L. F. of 24" **Storm Lines**

45 L. F. of 18" **Storm Lines**

ATTACHMENT III – MASTER PLAN



SCALE: 1" = 100'
 BASED ON BEARING AND PL
 STATE PLANE COORDINATE S
 AND 43, SOUTH ZONE

MASTER PLAN
 THE ORCHARDS AT THE JAMES SUBDIVISION

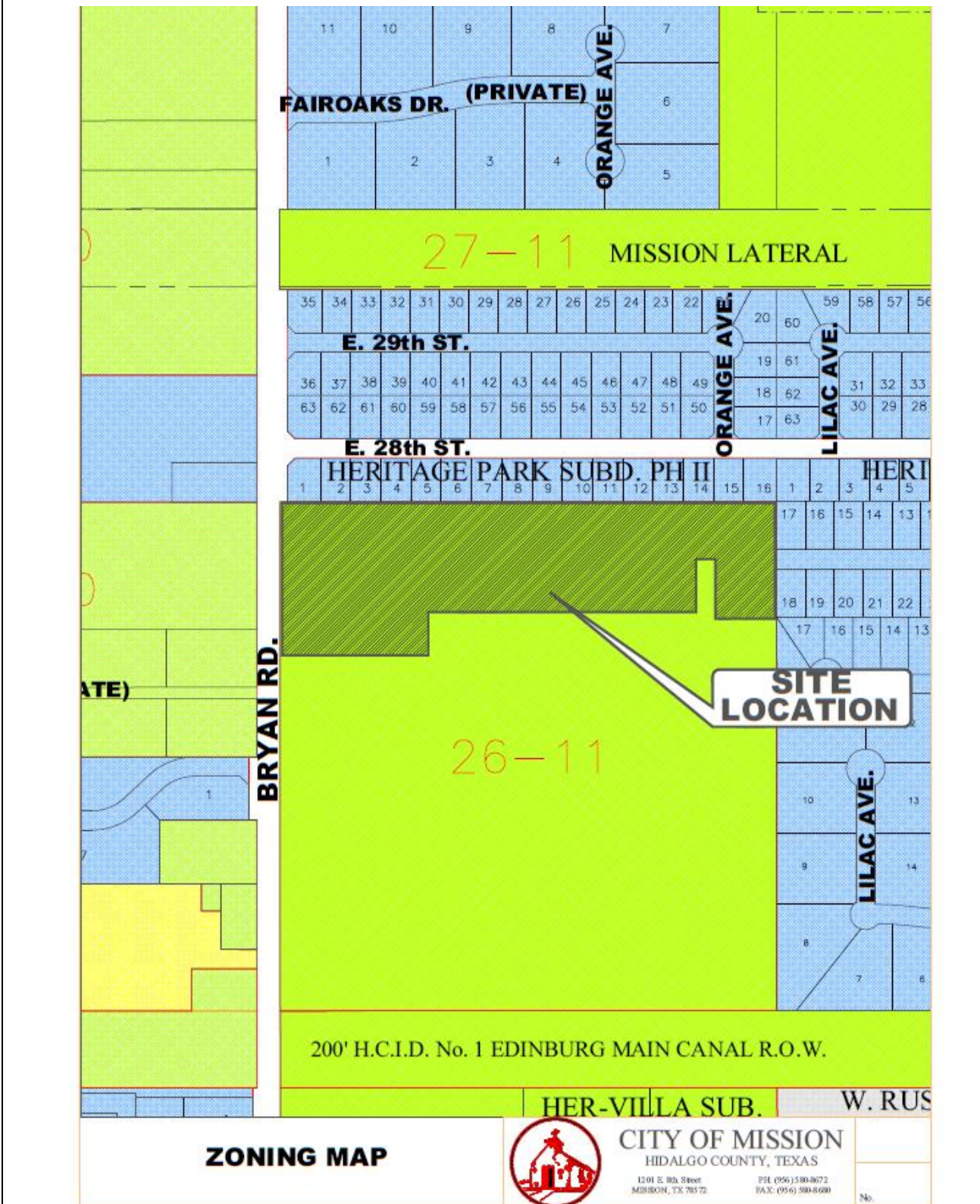
ATTACHMENT IV - AERIAL



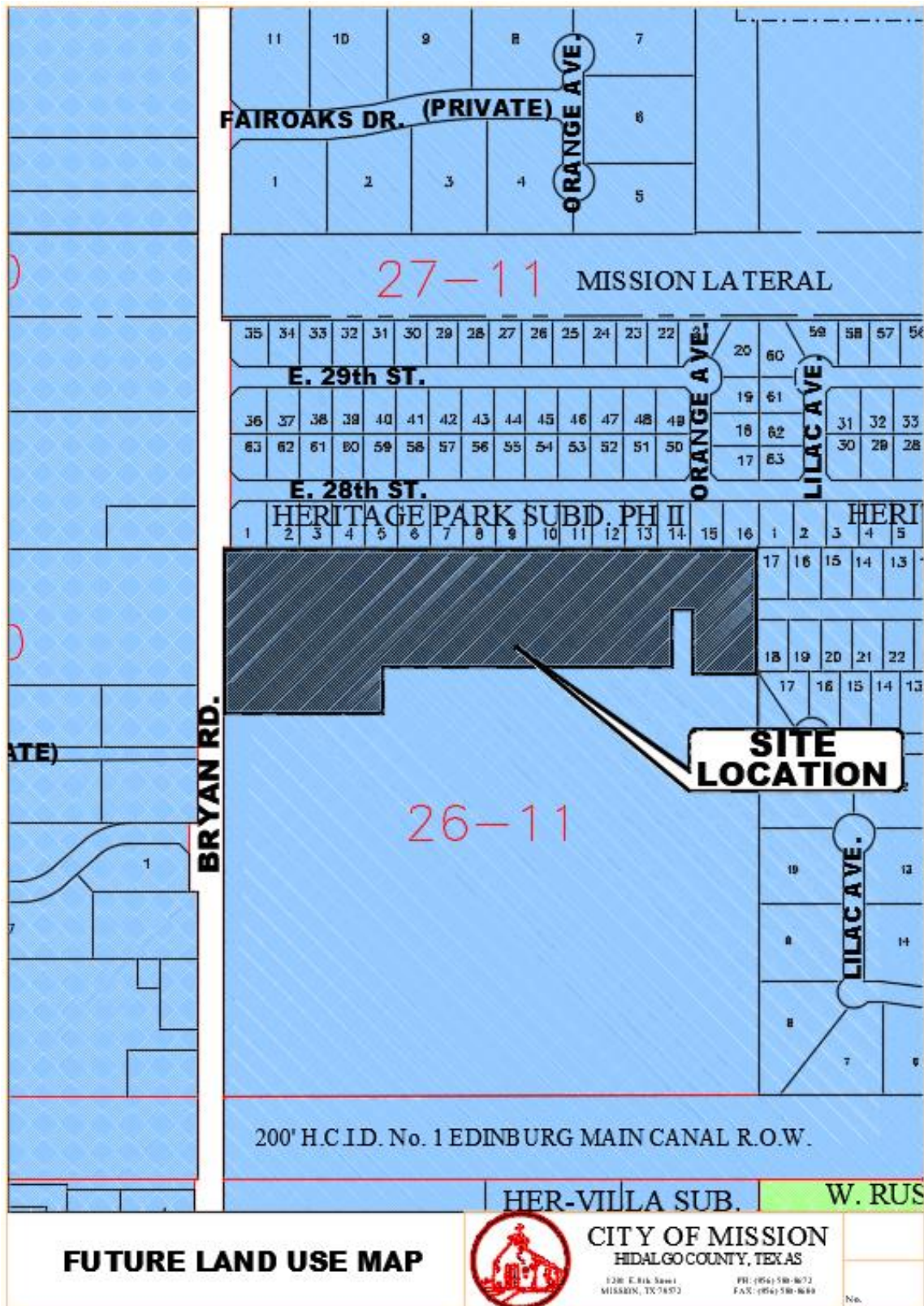
ATTACHMENT V – STREET VIEW



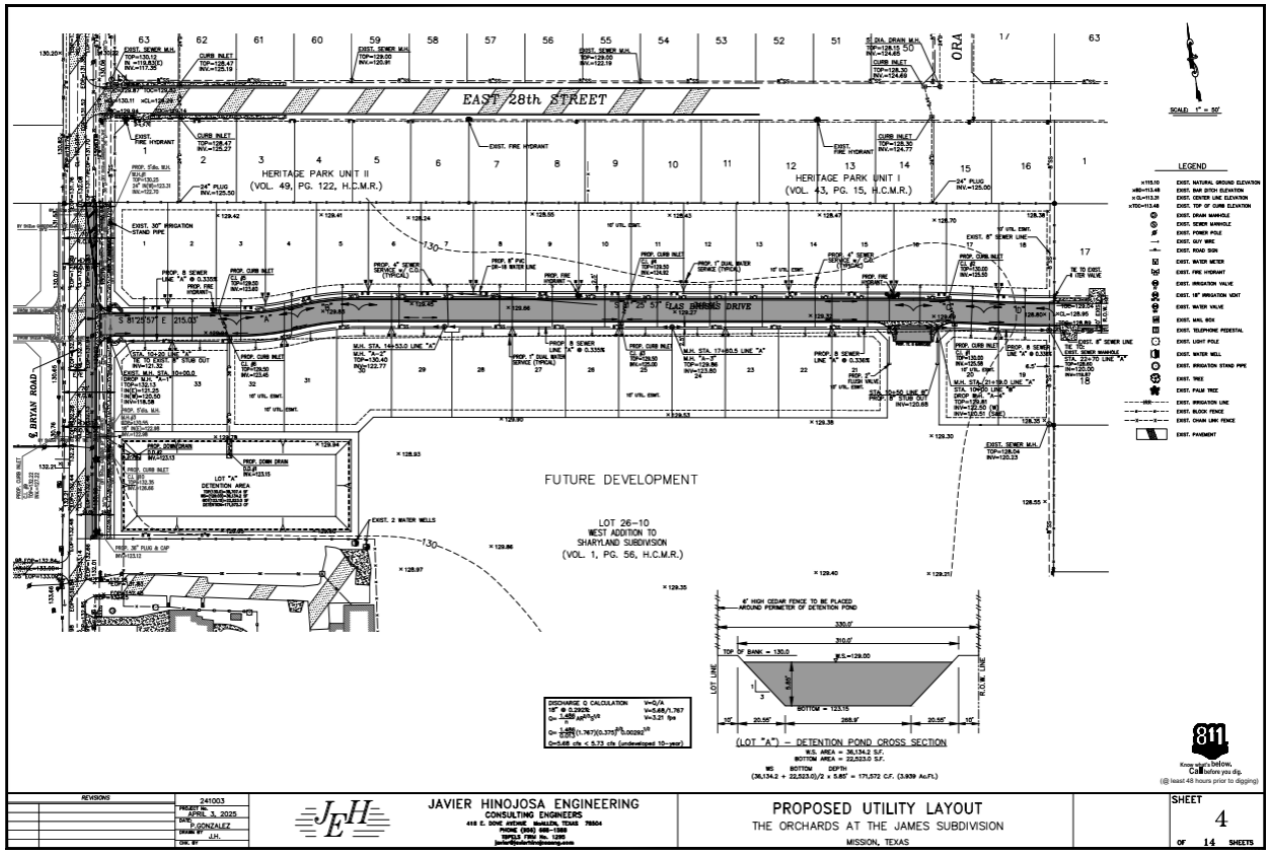
ATTACHMENT VI – ZONING MAP



ATTACHMENT VII – FUTURE LAND USE MAP



ATTACHMENT VIII - UTILITY LAYOUTS



DRAINAGE REPORT

Drainage Statement THE ORCHARDS AT THE JAMES SUBDIVISION Mission, Texas

Introduction

The Orchards at the James Subdivision is a 10.06 acre tract of land out of Lot 26-11, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the east 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

The Orchards 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 5.84 cubic feet per second is being generated by this subdivision.

Proposed Conditions


The Orchards at the James Subdivision is a proposed 34 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 36" throughout the subdivision and will discharge into a proposed detention pond located at the southwest corner of this project. This development will increase runoff to a maximum of 42.54 cubic feet per second based on the 50-year storm frequency for an increase Q of 36.70 cubic feet per second. Required detention for the subdivision is 64,408 cubic feet (1.479 Ac.Ft.). The proposed detention pond has a capacity of 171,572.3 cubic feet, with the developer having the option of using this excess for a future phase. The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through an 18" storm drain at a slope of 0.307% into a proposed manhole (*by ShiZue at The James Subdivision*) along the east side of Bryan Road. From this manhole, a proposed 36" storm drain (*by ShiZue at The James Subdivision*) will be

DRAINAGE REPORT

placed flowing to the north at a slope of 0.101% and tie into the H.C.D.D. #1 Mission Lateral.

J. Hinojosa 2/12/25
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 type="checkbox"/> DISTRICT FACILITY	
<input type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<i>Ken G</i>	3-4-25
H.C.D.D. NO. 1	DATE

* Contingent on completion of improvements
as proposed for Shizne Gardens at the Inner Subl.