



MEETING DATE: August 11, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Final Plat Approval for the De Leon Subdivision (Suburban ETJ), a 10-acre tract of land, out of Lot 34-6, John H. Shary Subdivision located along the West side of Conway Avenue approximately 2,150 feet North of Mile 3 Road. Developer: Jose A. De Leon, Engineer: Urban Infrastructure Group, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 25, 2023 – City Council convened to approve Preliminary Plat Approval.
- April 11, 2024 – Preconstruction meeting held for this subdivision and the issuance of the Notice-to-Proceed to the developer.
- May 22, 2026 – Conducted final walk-through for the sewer infrastructure at the site with all parties present.
- August 11, 2026 – Consideration of plat approval by City Council.

Summary:

- The property is located along the West side of S. H. 107 approximately 2,150 feet North of N. Mile 3 Road.
- This development consists of 24-multifamily residential lots, 2-lots dedicated to storm detention; and 2-lots for commercial use.
- Water will be provided by the Sharyland Water Supply Corporation and sewer services will be provided by the City of Mission. There is a total of 3 filling stations via direction of the Fire Marshall.
- The internal public street is 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from S.H. 107 being a public R.O.W.
- A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design.
- Sewer fees will be collected through an existing agreement with Sharyland Water Supply.
- The subdivision is ready for recording upon ultimate approval from the County Planning Department.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING
