



**MEETING DATE:** April 16, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Amended Plat: Los Olivos Subdivision, a recorded subdivision within the City of Mission city limits, Applicant: Francisco Garcia and wife Mariana Garcia, Engineer: Rene Barrera, - Cervantes **(ATTACHMENT I)**

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**NATURE OF REQUEST:**

Project Timeline:

- December 5, 2023 – Original plat of Los Olivos Subdivision was recorded.
- February 26, 2025 – First inquiry into amending/replatting of Los Olivos Subdivision was made to the City.
- March 28, 2025 – First meeting to discuss the process of changing zones to accommodate the proposed use for this site.
- April 9, 2025 – Application submitted for the amendment proposal to Los Olivos Subdivision.
- April 16, 2025 – Consideration of plat approval of amended plat for Los Olivos Subdivision by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of plat approval of amended plat for Los Olivos Subdivision by the City Council.

Summary:

- The applicant proposes to amend the recorded plat of Los Olivos Subdivision by removing plat note # 19 which states that a maximum of 5 residential lots are permitted for this subdivision. **(ATTACHMENT II)**
- The purpose of this amendment is ultimately replat Lot 2 of Los Olivos Subdivision and making a 7 lot resubdivision. **(ATTACHMENT III)**
- The property has streets and infrastructure in place and is ready for building permits.
- The proposed replat will require a zoning change to comply with the new lot design and allow the issuance of building permits for the new lots created. **(ATTACHMENT V)**
- This amended plat will not require conditions or preapprovals from other City departments since its only removing a single plat note.
- Approval and issuance of this amending plat does not require notice therefore no public hearing is needed.

**STAFF RECOMMENDATION:**

Staff recommends approval of the submitted Amended Plat.

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____
_____ AYES		
_____ NAYS		
_____ DISSENTING		_____

[illegible]

## CORRECTION

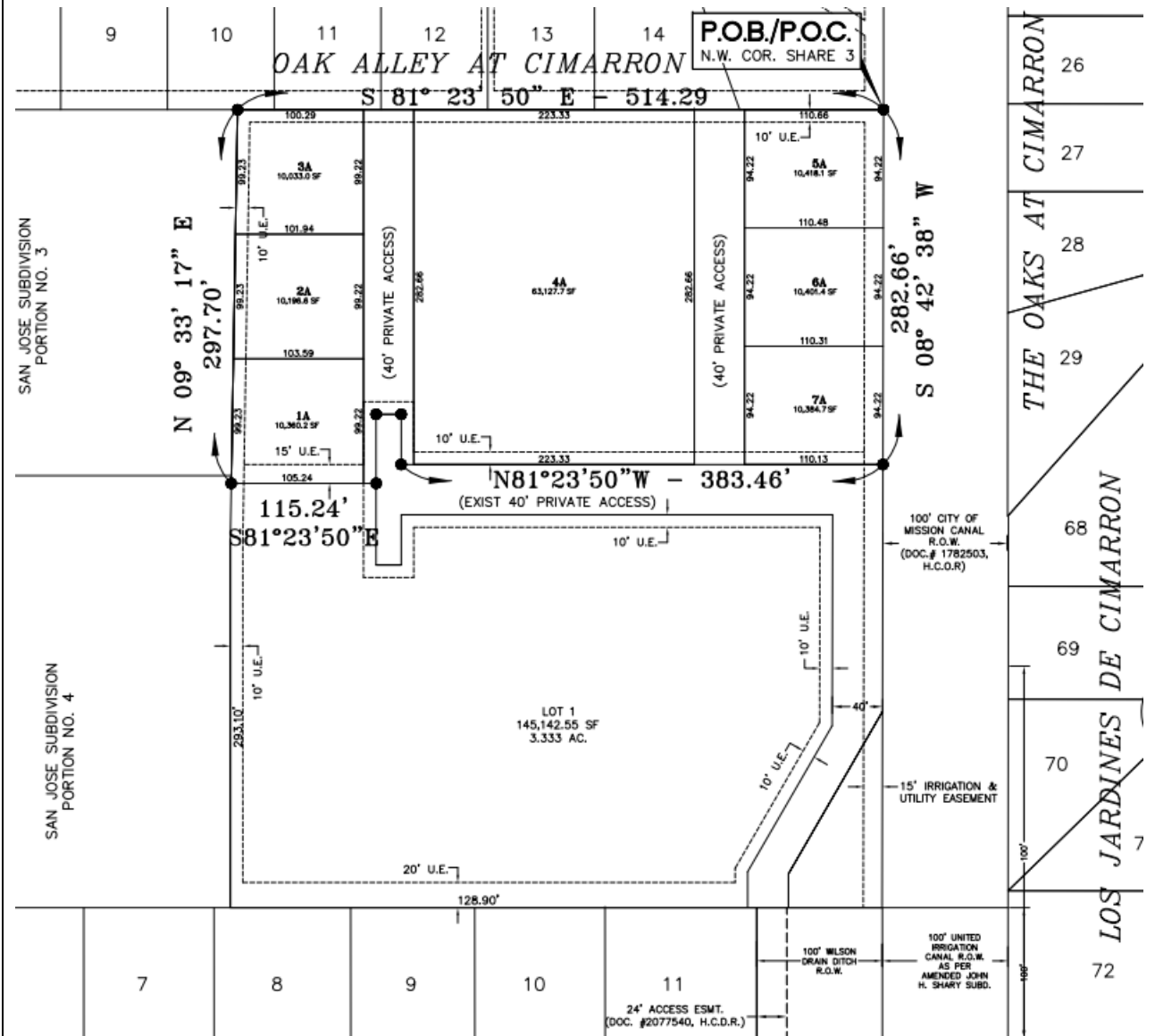
### GENERAL PLAT NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "AH" & ZONE "B":
  - ZONE "AH" DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE AND THREE FEET, BASE FLOOD ELEVATIONS IS 110 FEET;
  - ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

FEMA FIRM COMMUNITY PANEL NUMBER 480334 0400 C  
MAP REVISED NOVEMBER 16, 1982.
2. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
3. SETBACK LINES TO BE AS PER CITY OF MISSION ZONING ORDINANCE
4. MINIMUM FINISH FLOOR ELEVATION TO BE 24" ABOVE TOP OF CURB, AS MEASURED AT FRONT AND CENTER OF EACH LOT, OR AT ELEVATION OF 110.00 FEET, WHICHEVER IS HIGHER
5. A TOTAL OF ~~15,663~~ CUBIC FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
6. BENCH MARK: NORTHING=16595960.35 / EASTING=1048252 31, ELEV. 109.85
7. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD, OR AS NOTED ON THIS PLAT.
8. 6 FT. SOLID BUFFER FENCE REQUIRED BY DEVELOPER BETWEEN COMMERCIAL AND RESIDENTIAL ZONING.
9. THE UTILITY EASEMENT ABUTTING THE STREET AT THE FRONT OF THE LOT SHALL NOT BE FENCED AND SHALL NOT BE OBSTRUCTED.
10. THE PRIVATE STORM WATER DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL NECESSARY DRAINAGE FEATURES REQUIRED TO TRANSPORT WATER FROM THE DEVELOPMENT TO AN ACCEPTABLE OUTFALL, INCLUDING ACQUISITION OF ALL NECESSARY RIGHT-OF-WAYS AND EASEMENTS.
12. A MAXIMUM OF 5 RESIDENTIAL LOTS ARE PERMITTED FOR THIS SUBDIVISION.
13. EACH LOT IS REQUIRED TO PROVIDE ADDITIONAL 5 DEDICATED ON-SITE PARKING SPACES AT BUILDING PERMIT STAGE.

TO BE REMOVED

**PROPOSED REPLAT OF LOT 2**



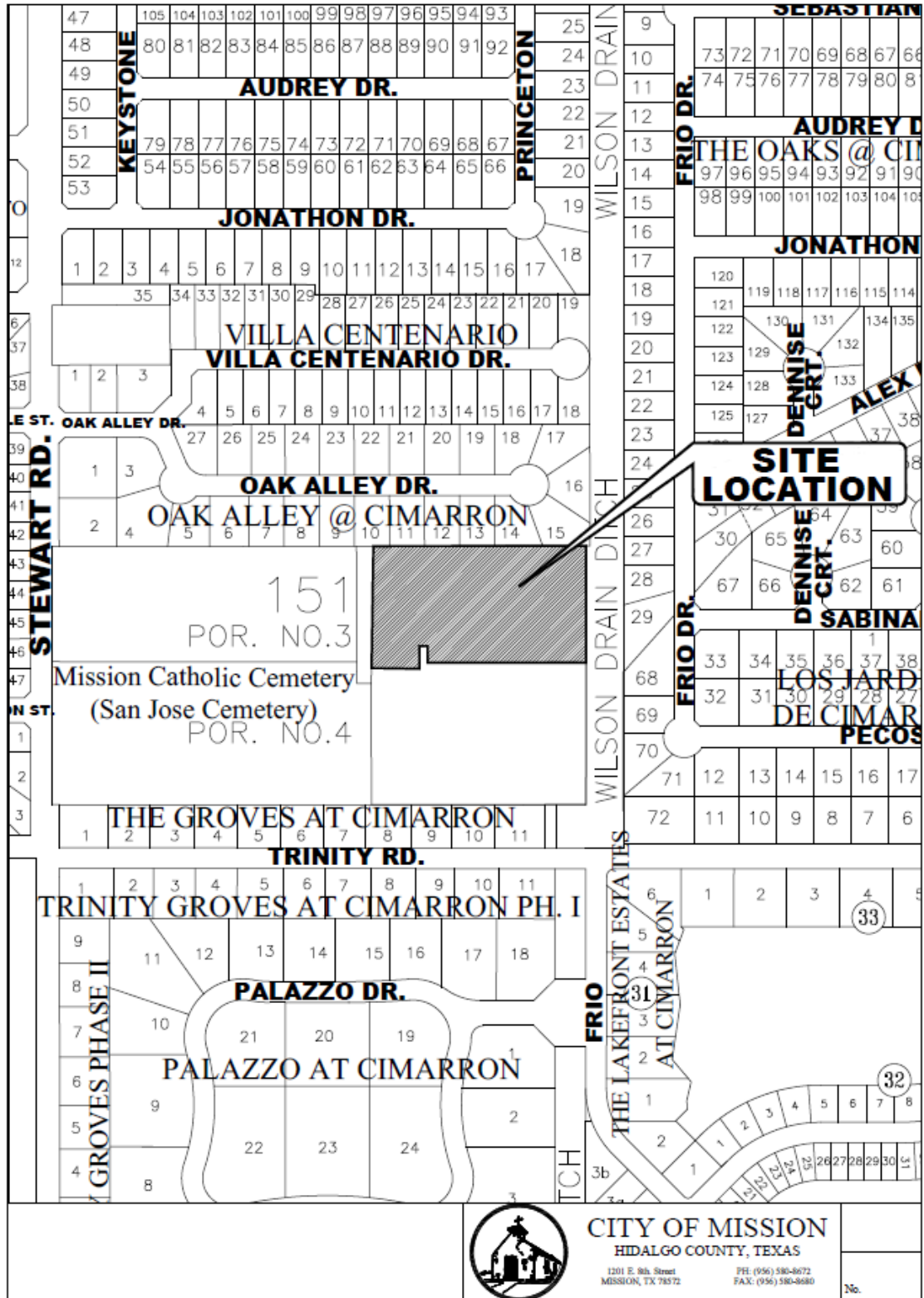
1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.



**AERIAL**

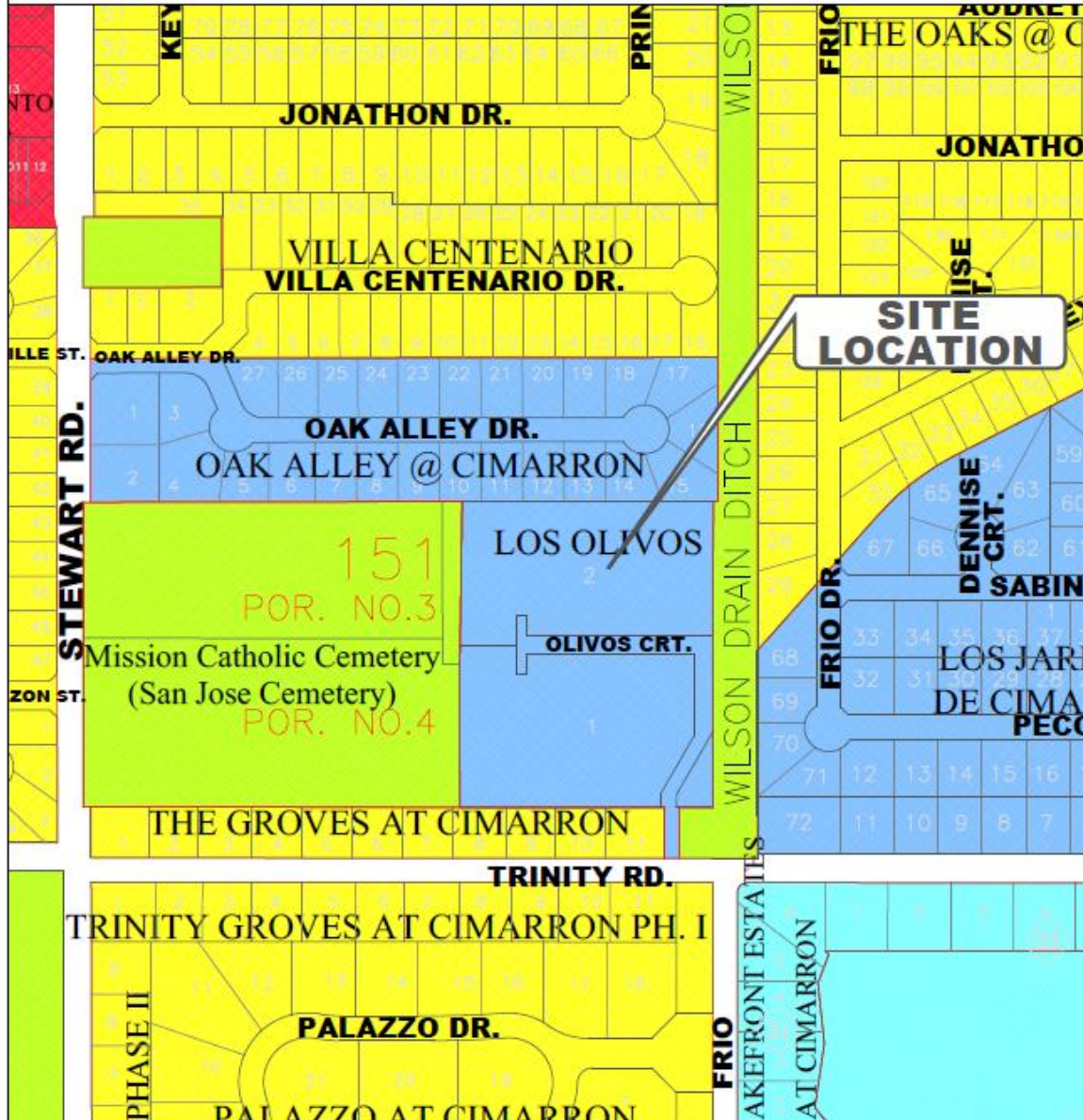


# VICINITY MAP





# ZONING MAP



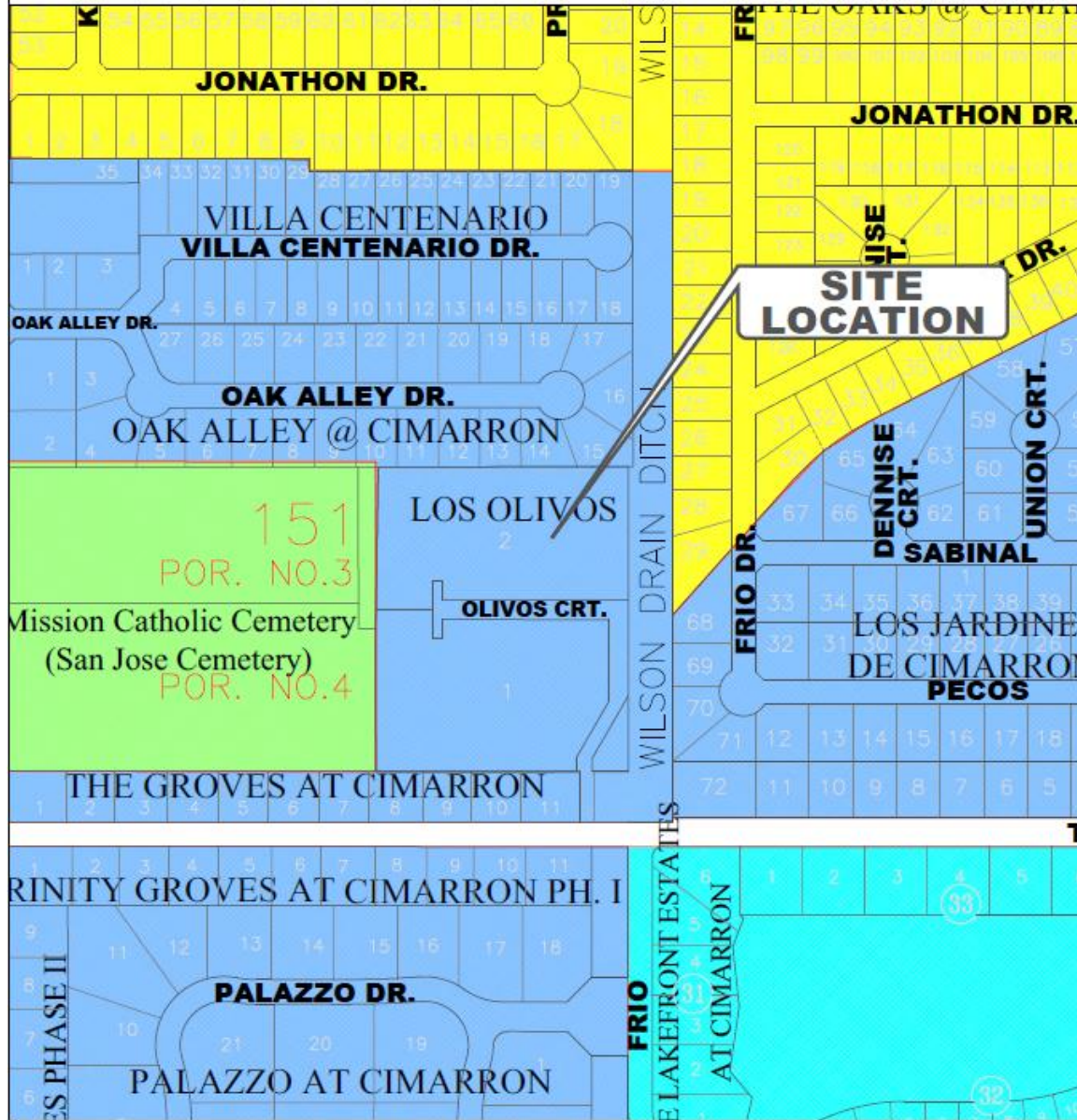
## ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-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





# FUTURE LAND USE MAP



## FUTURE LAND USE MAP

- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> - LD - Low Density Res.                          | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> - GC - General Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> - LDA - Lower Density Res.                    | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> - HC - Heavy Commercial         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> - MD - Moderate Density Res.                     | <span style="display: inline-block; width: 15px; height: 15px; background-color: gray; border: 1px solid black;"></span> - I - Industrial                 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> - HD - High Density Res.                         | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> - P - Public               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black; border-radius: 50%;"></span> - ● - Neighborhood Commercial | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> - PUD - Planned Unit Development |

