



MEETING DATE: July 1, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration and possible action on matters related to the adoption of an amendment to the City of Mission Code of Ordinances Chapter 98- Subdivisions, Article III – Minimum Requirement for Standards and Specifications (S) and (T) relating to Access Easements and Access Alignment. Applicant: City of Mission - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 20, 2026 – Following State and local law, notice of the required public hearings was published in the local newspaper.
- July 1, 2026 – Public hearing and consideration of the requested Subdivision Ordinance amendment by the Planning and Zoning Commission (P&Z).
- July 28, 2026 – Public hearing and consideration of the requested Subdivision Ordinance amendment by the City Council.

Summary:

- The city has a policy to require access easement during the processing of commercial subdivision plats but the requirement is not in an ordinance.
- To avoid possible challenges from developers on having to show access easements along the perimeters of their plats, staff is recommending the adoption of the ordinance amendment.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: Approval

Advisory Board Recommendation: N/A

City Manager's Recommendation:

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-134 – STREETS BY ADDING SUBSECTIONS (S) AND (T) RELATING TO ACCESS EASEMENTS AND ACCESS ALIGNMENT; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is good government peace or order of Mission; and

WHEREAS, The Planning and Zoning Commission after notice as required by law, conducted a public hearing and has reviewed the proposed subdivision ordinance amendment and has recommended approval; and

WHEREAS, The City Council, after notice as required by law, conducted a public hearing on the proposed amendment in accordance with Section 212.002 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article III –Minimum Requirement for Standards and Specifications, Section 98-134 – Streets be amended by adding subsections (s) and (t) with the language underlined (added) to read in full as follows:

(s) Cross-access easements for commercial plats. For any plat, replat, or amending plat creating or modifying a lot intended for commercial use, a non-exclusive cross-access easement shall be shown on the plat where necessary to provide reasonable vehicular ingress and egress between adjoining commercial tracts and to promote safe and orderly traffic circulation. The location, width, and configuration of the easement shall be subject to review and approval by the City Engineer, or Director of Planning based on traffic safety, access management, site circulation, existing and future driveway locations, utilities, drainage, topography, and other applicable development standards.

The requirement may be modified or waived in writing by the City Engineer or Director of Planning if the easement is not feasible, is not necessary for safe and orderly traffic

