



MEETING DATE: August 5, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Replat Approval Subject to Conditions for the proposed Ulloa Subdivision being the resubdivision of Lot 1, Eladar Subdivision, located along the East side of Inspiration Road approximately 500 feet North of U.S. Expressway 83 (IH2), Developer: Jose P. Ulloa and Maria Celia Ulloa, Engineer: Salinas Engineering & Assoc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 19, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 30, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Replat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Replat Approval Subject to Conditions by the City Council.

Summary:

- The site is located along the East side of Inspiration Road approximately 500 feet North of Expressway 83 (IH2). The land use of single-family residential lots will remain the same for this project.
- This replat will consist of 7 new lots with an average proposed lot size of 65.25 feet in width by 95.79 feet in depth. Lots 1-4 will have frontage to Inspiration Road and Lots 5-7 will have frontage to Jay Street, both being public streets.
- Water and sanitary sewer will be serviced by the City of Mission and the drainage report has been reviewed and approved by the City's Engineering department.
- The Capital Sewer Recovery Fees (\$200xlot for residential) and Park Fees (\$675xlot) will be imposed. All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

Staff recommend approval of the Replat of Ulloa Subdivision subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, 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** _____

SUBDIVISION APPLICATION

RECEIVED



CITY OF MISSION SUBDIVISION APPLICATION

	PLAT FEES
Name: <u>Jose & Maria Ulloa</u>	5 ACRE PLAT OR LESS.....\$400
Address: <u>927 Jay Ave.</u>	5+ ACRES.....\$500
City: <u>Mission, TX 78572</u>	Re-Plat Filing/Review\$300
Phone: <u>417-593-1328</u>	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: <u>Ulloa Subdivision</u>	P&Z Date: _____ City Council Date: _____

Urban (City) Yes Suburban ETJ N/A Rural ETJ N/A
Zone: R-4 Water Dist. City School Dist. Mission ISD

of Lots: Residential 8 Non-Residential _____ Common Areas/Lots _____
Water CCN: SWSC N/A LJWSC N/A MUD N/A

WATER	SEWER
<u>261</u> L. F. of <u>8"</u> Water Lines	<u>261</u> L. F. of <u>8"</u> Sewer Lines
<u>261</u> L. F. of <u>12"</u> Water Lines	_____ L. F. of _____ Sewer Lines
Other: _____	Lift Sta: <u>N/A</u> N/A-Septic Use: <u>N/A</u>
Suburban MSR cost of water meters & ETJ Only: Membership costs \$ _____	Other: _____ Cost of Septic Tanks _____

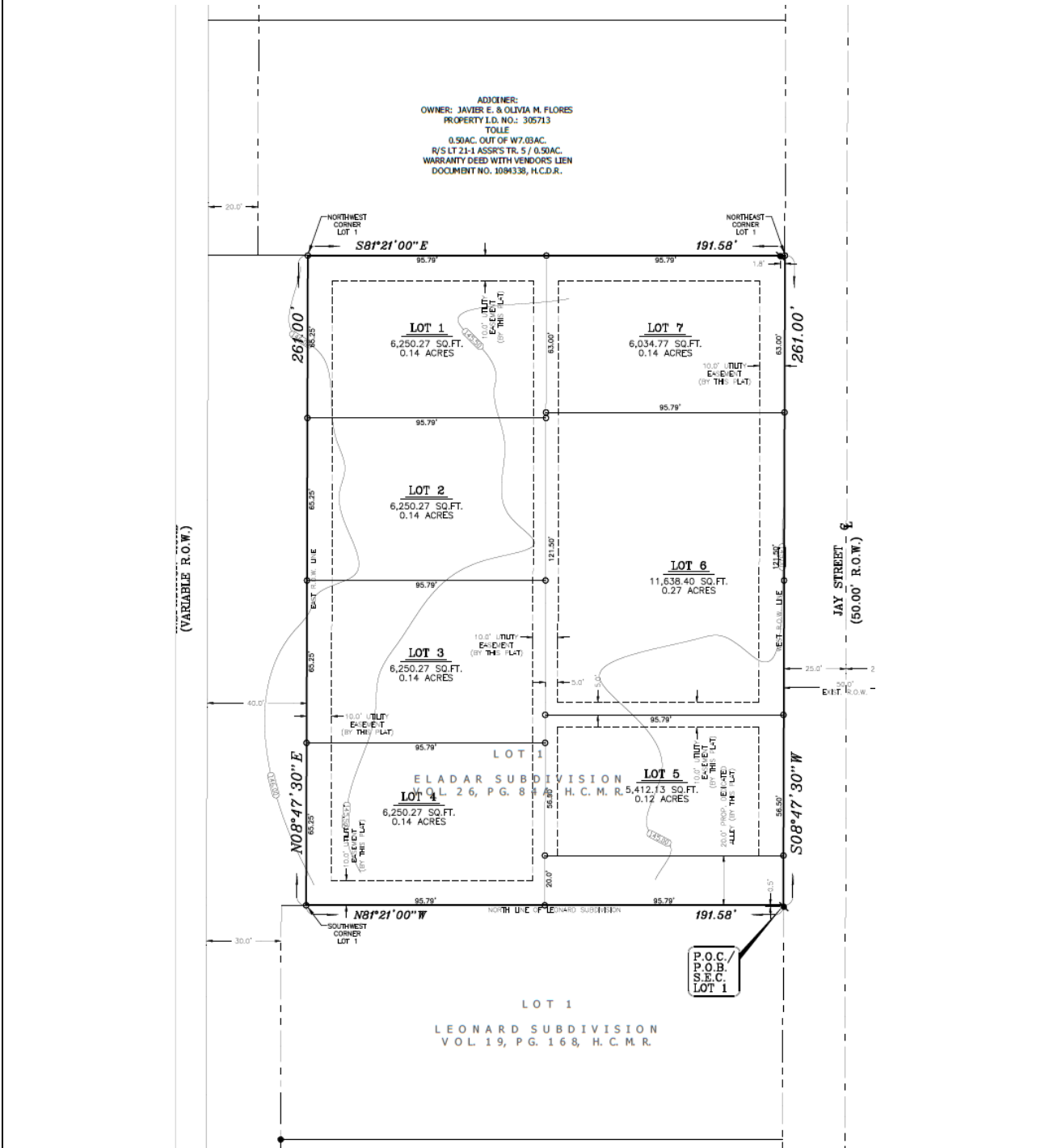
STREETS	SEWER
<u>261</u> L. F. of <u>30' (Jay St.)</u>	_____ Storm Lines
<u>261</u> L. F. of <u>71' (Insp. Rd)</u>	_____ Storm Lines
Other: _____	_____ Storm Lines
15075601 1201 E. 8TH ST REC#: 06473538 11/19/2025 10:21 AM OPER: MDLC - TERM: 007 REF#: 22-111101703 TRAN: 550.0000 BUSINESS LICENSE 20250874-11/19/25 ULLOA, JOSE & MARIA GRIFFIN GARDENS SUBD 400.00CR TENDERED: 400.00 MONEY ORDER APPLIED: 400.00 CHANGE: 0.00	

Revised 2023

90250874

WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

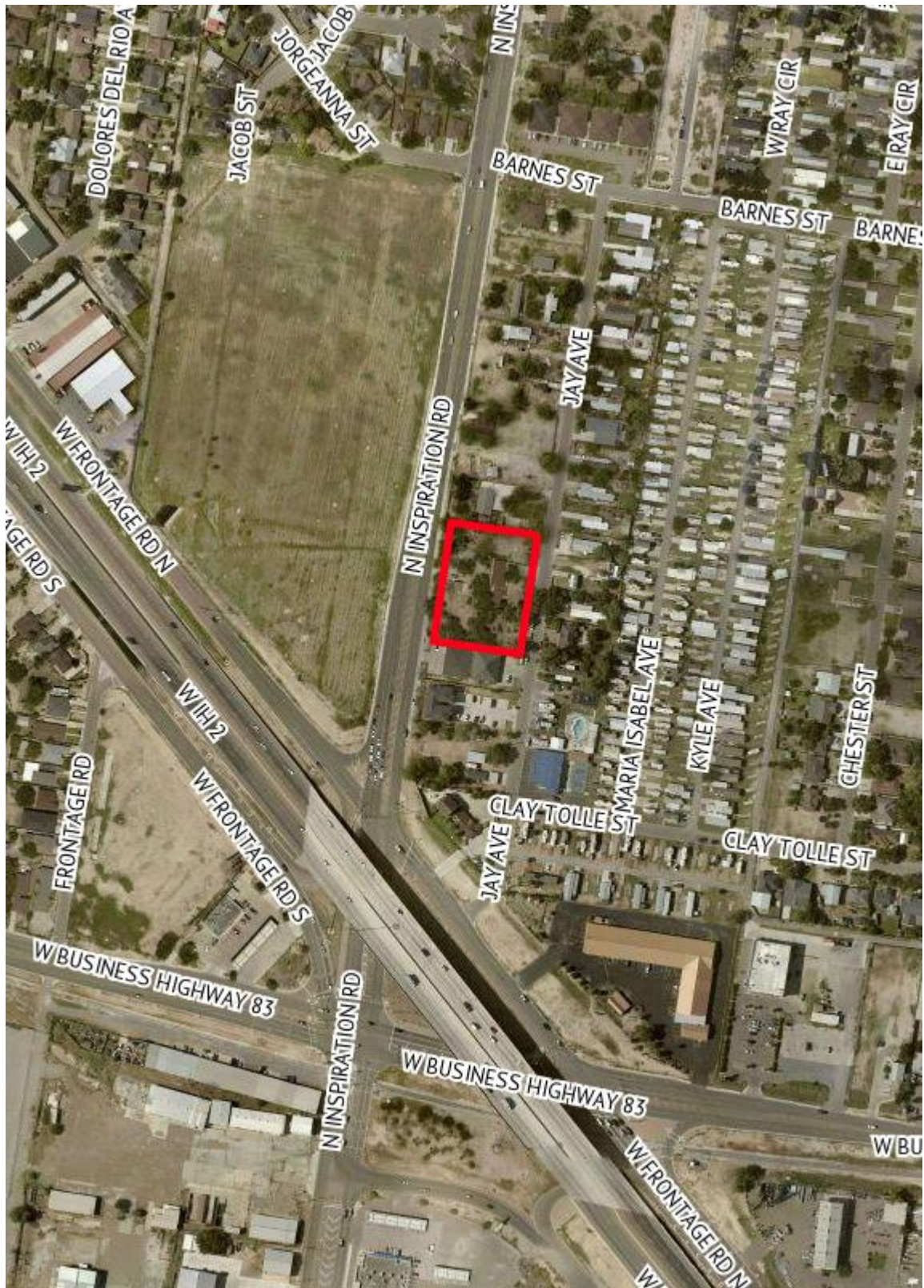
PLAT



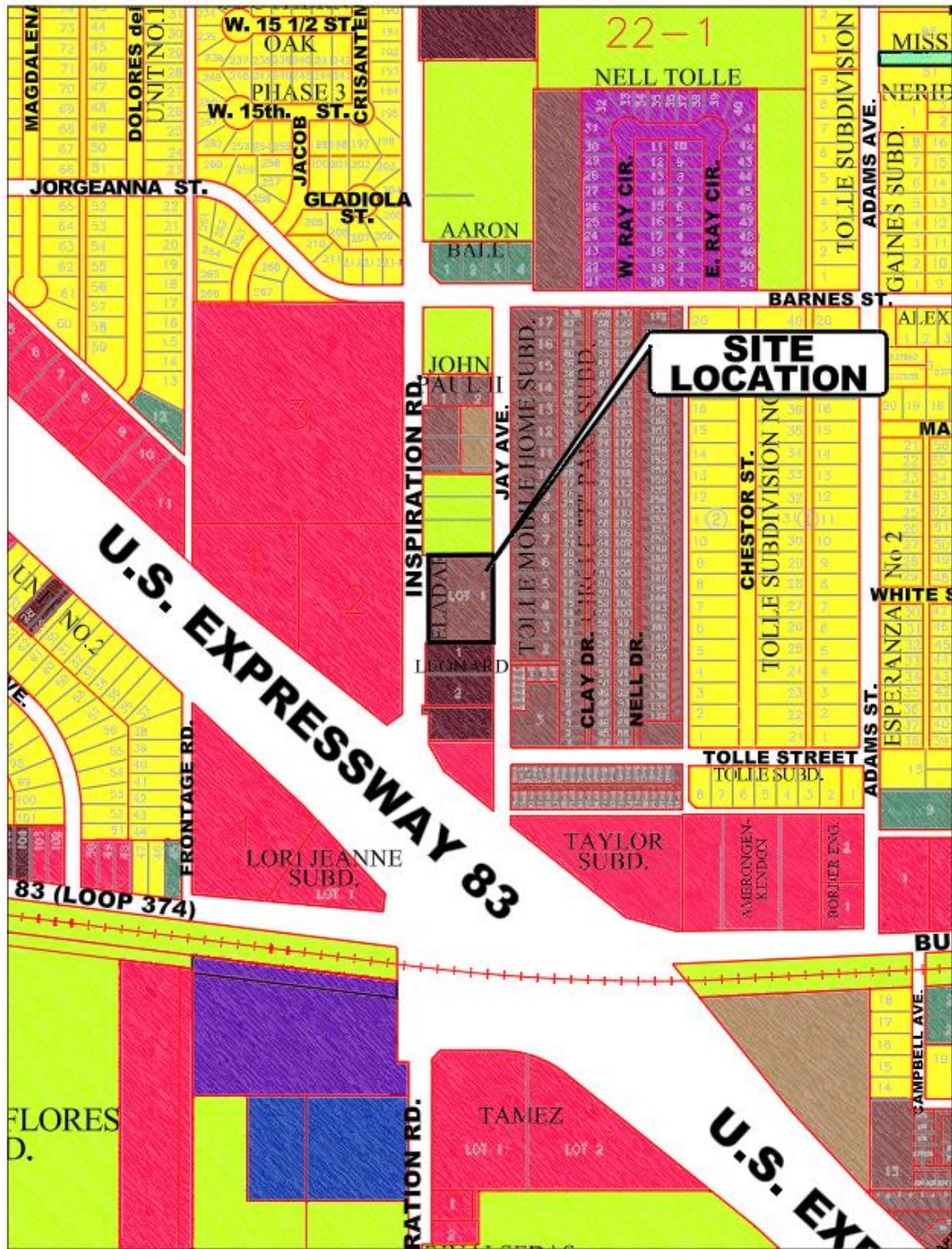
ULLOA SUBDIVISION

AN ADDITION TO THE CITY OF MISSION,
HIDALGO COUNTY, TEXAS.

AERIEL PHOTO



ZONING MAP



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1001 E. 8th Street
MISSION, TX 78572

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No.

DRAINAGE REPORT

INDEX

Drainage Report Narrative: Page 2.-3.

- A. Hydrograph: Dated 11/05/25 Attached
- B. Plat reduction of Ulloa Subdivision, Mission
- C. Copy of FIRM – CPN 480345 0005 C, dated 11/20/81
- D. Copy of Plat reduction and other drainage report exhibits

DRAINAGE REPORT NARRATIVE

Proposed Ulloa Subdivision is an eight (8) lot 1.15 acre residential merical plat out of a part of Lot 1, Eladar Subdivision, Mission, Hidalgo County, Texas. This tract is located south of Barnes Street along the west side of Jay Street. The site has double frontage with Inspiration Road along the west side. This proposed subdivision plat is located in Zone "X" as per the FIRM Community Panel No. 480345 0005 C, dated 11/21/81. Zone "X" areas are defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levee from 100-flood." The site currently occupied being used a a commercial heavy equipment rental business. This site has 261.0 feet of frontage along Jay Street and Inspiration Road along with a depth of 19158 feet (east/west). Inspiration Road is a TxDOT road and Jay Street is a City of Mission roadway. Both streets are completed with pavement, curb & gutter and storm sewer improvements.

There is an existing mobile home on the 1.15 acre tract of land, and, one single family residence. The remainder of the property is vacant and un-improved. It is proposed that single family homes will be constructed on the available lots, and, the existing mobile home may need to be relocated into it's own lot.

Soils of this proposed plat consist of a Hidalgo Fine Sandy loam complex (Map Unit No. 26) with slopes between 1 and 3 percent. This Class B soil is well drained with medium surface runoff and moderate permeabilities. This soil unit is assigned to subclass IIe non-irrigated and irrigated; it is in the Gray Sandy Loam range site and may be seen on Sheet 92 of the Soil Survey of Hidalgo County, Texas.

Waters within this property essentially flow via sheet flow in a south south-easter direction away from Inspiration Road. Waters entering and/or falling on the paved section of Jay Street flow south along Jay Street away from these lands and into the drainage system of Inspiration Road. There is not storm sewer along Jay Street – storm sewer is located along Inspiration Road.

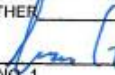
In accordance with the drainage policies of the City of Mission, this subdivision shall be required to detain on-site the total volume of water CREATED by the post-development of this 1.15 acre property. Using the Modified Rational Method (*For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties HDM (2004)*) over a 10-year storm event, and, existing drainage coefficient of 0.20 with a future computed drainage coefficient of 0.43 – *For Reference: FHWA, Urban Drainage Design Manual HEC -22 (2001)*, an average drainage run of 250.0 feet and an average south south-easterly slope of 0.40%, it was computed that the improved condition would produce an additional volume of 4,784.26 Cubic Feet, or, 0.110 Acre-Feet. Runoff shall increase from 1.05 CFS to 3.41 CFS – an increase of 2.36 CFS.

The City of Mission will require enforcement of the calculations of this report and how drainage shall be detained on each lot. Currently, it is proposed that each lot owner shall provide for the on-site detention of drainage waters not less than 600 Cu. Ft. The minimum finished flood elevation shall not be less than 18" above the top of the curb at the center of this lot in front of each respective street. No additional paving or drainage improvements are being provided to either roadway by this development.

Date: November 05, 2025

Attachment: Hydrograph and Other Required Drainage Report Information
xc: n:\subdivision\plats\ulfoa.sub\110525



☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☐ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☐ OTHER _____	
	
H.C.D.D. NO. 1	DATE 3-10-26