



MEETING DATE: August 5, 2026

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

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Griffin Gardens Subdivision located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue, being a tract of land containing 10.399 acres out of Lot 24-5, West Addition to Sharyland Subdivision, Developer: 3BU Family Limited Partnership, Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- November 18, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the city.
- July 23, 2026 – Final review of plat and construction plans deemed complete by SRC.
- August 5, 2026 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- August 25, 2026 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The Subdivision is located along the South side of Griffin Parkway approximately 140 feet East of N. Holland Avenue. The proposed land uses for this subdivision are consistent with the surrounding areas of commercial and residential.
- Griffin Gardens Subdivision proposes the North lots 1-3 for commercial use and the South lots 1-30 to be used for townhomes with 2 detention areas. The average proposed townhouse lot will measure 40 feet in width by 110 feet in depth, 12 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1T Townhouse residential zone.
- The site will have frontage to W. Griffin Parkway. The internal public streets are 32 feet back-to-back, within 50 feet right-of-way. This subdivision is only accessible from W. Griffin Parkway.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway permit # 660130
- The Capital Sewer Recovery Fees (\$200xlot for residential) (\$750xacre for commercial), Park Fees (\$675xlot), and Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will be complied with prior to plat recording.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Water District Exclusions, 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

20250071-11/18/25 3BU FAMILY LIMITED PAR
GRIFFIN GARDENS SUB 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

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

CITY OF MISSION SUBDIVISION APPLICATION



PLAT FEES

Name: 3BU Family Limited Partnership, LTD

Address: 533 N. Alamo Rd.

City: Alamo, TX 78516

Phone: c/o (956) 381-0981

Subdivision Name:

Villas at 496 Subdivision

Griffin Gardens
Subdivision

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) ☒

Suburban ETJ _____

Rural ETJ _____

Zone: AO-1

Water Dist. UID _____

School Dist. _____

Mission ISD _____

of Lots: Residential ³⁷ Non-Residential ³ Common Areas/Lots ²

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1,393

L. F. of

8"

Water Lines

L. F. of

Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only:

Membership costs \$ _____

SEWER

1,224

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

1182

L. F. of

42

Wide Streets

L. F. of

Wide Streets

Other: _____

STORM SEWER

960

L. F. of

24"

Storm Lines

75

L. F. of

8"

Storm Lines

172

L. F. of

30

Storm Lines

20250871
11/18/25

Revised 2023

PLAT



AERIEL PHOTO



200' H.C.I.D. No. 1 EDINBURG M

ZONING MAP

NEWPORT SQUARE

THE OAKS @ HOLLAND SUB.
W. STACIE LN.

PEACE AVE.

THORNTON AVE.

HOLLAND RD.

W. 25 TH ST.

HOLLAND TERRACE

TROSPER GARDENS
24 TH PLACE

WEST VIEW Ph V

CEPEDA 495

W. GRIFFIN PARKWAY (F.M. 495)

W. 22nd ST.

W. 20th ST.

OKLAHOMA ST.

M.E. KILLIAN SUBD.

NICHOLSON AVE.

JO ANNA AVE.

THORNTON AVE.

PEACE AVE.

SAINT ANN PARK

CUMMINGS AVE.

EL PATO SUB.

RE-SUB PARK

BES

TREE

DIVISION

CARLOS G.

SITE LOCATION

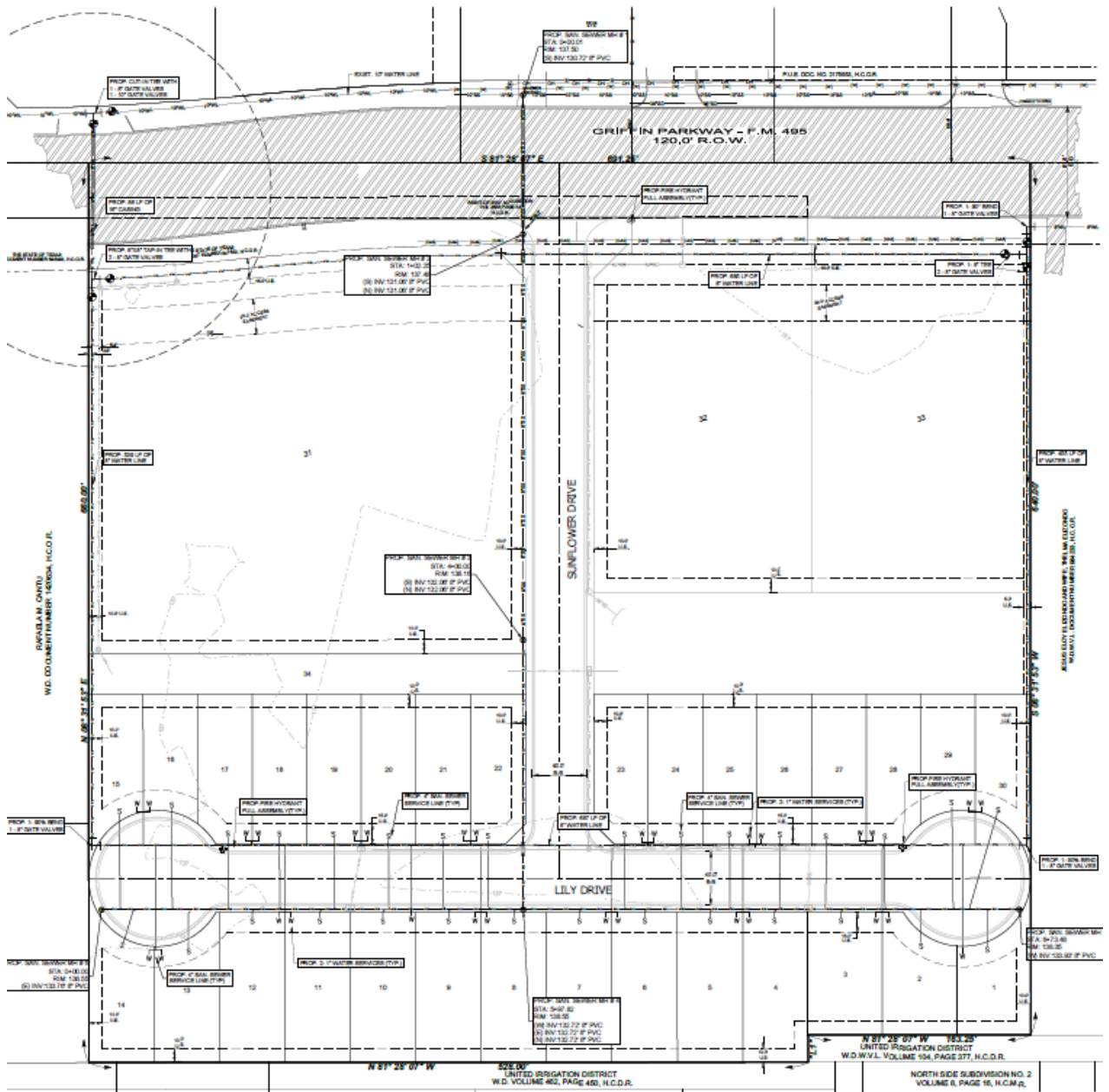
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 9th Street
MISSION, TX 78572
P: (956) 580-8672
FAX: (956) 580-8680

1201 E. 8th Street
MCKINNEY, TX 75062

TEL: (956) 590-8672
FAX: (956) 590-8680

No.

UTILITY LAYOUTS



DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement

GRIFFIN GARDENS Subdivision

Project #25040.00 Date: March 15, 2025

Revised: May 22, 2025

Revised: May 20, 2026

Revised: June 15, 2026

GRIFFIN GARDENS SUBDIVISION, A tract of land containing 10.399 acres situated in the City of Mission, County of Hidalgo, Texas, being out of Lot 24-5, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56 Hidalgo County Map Records, which said 10.399 acres being out of a certain tract conveyed to 3BU Family Limited Partnership LLC, by virtue of a General Warranty Deed, recorded under Document Number 3503059, Hidalgo County Map Records. This subdivision is in Flood zone "X" (unshaded) areas determined to be outside 500- year floodplain. Community-panel number 480345 0005 C map revised: November 20,1991. The property is located 140 feet East of the corner of N Holland Ave. and W Griffin Pkwy. The property is currently a residential property obtaining mostly open grassland with Lots 31-33 being commercial lots use, lots 1-30 being used as single-family lots, and 2 detention areas, currently inside the City of Mission, Texas.

The soil in this area is (28) Hidalgo sandy clay loam and (31) Hidalgo-Urban land complex, which are in Hydrologic Group "B". This soil is moderately pervious and has a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

The existing runoff is in a northeasterly direction, with a runoff of 7.41 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 54.48 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 47.07 c.f.s.

The proposed drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" and "C" inlets located at key points within the subdivision. The pipe size diameters shall be 24"-30". The proposed storm system shall be discharged into proposed private detention ponds on the North side of the property.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 121,076 cubic feet of detention will be provided within the proposed private detention ponds. The said ponds will be discharged via two 8-inch bleeder lines into two separate existing TxDOT inlets located on the South side of Griffin Parkway Permit # 660130.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☐ CITY FACILITY	
☒ OTHER _____ TxDot _____	
Alexis Lopez	6/30/26
H.C.D.D. NO. 1	DATE

Mario A. Reyna, P.E. #117368
President



• OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

Submit a TxDot permit through Rulis