

SUBDIVISION APPLICATION

2025/07/00-09/12/25 M2 ENGINEERING PLLC
LAGUNA HEIGHTS SUBD 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

CITY OF MISSION SUBDIVISION APPLICATION



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

Name: M2 Engineering, PLLC
Address: 1810 E Griffin Parkway
City: Mission, Texas 78572
Phone: 956-600-8628
Subdivision Name: _____
Laguna Heights Subdivision

PLAT FEES

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: R1 Water Dist. City of Mission School Dist. Mission ISD
of Lots: Residential 135 Non-Residential _____ Common Areas/Lots _____
Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

4,666 L. F. of 8" Water Lines
_____ L. F. of _____ Water Lines
Other: _____
Suburban MSR cost of water meters &
ETJ Only: Membership costs \$ _____

SEWER

4,930 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

4950 L. F. of 32' B-B Wide Streets
_____ L. F. of _____ Wide Streets
Other: _____

STORM SEWER

801 L. F. of 24" Storm Lines
180 L. F. of 30" Storm Lines
_____ L. F. of _____ Storm Lines

Filing Fee: \$ _____ Receipt #: _____
*Non-Refundable

[Signature]
Owner/Agent

8/29/25
Date

AERIAL PHOTO



AY 83

10 -01 -06

INTERNATIONAL BOULEVARD

1

2

INDUSTRIAL WAY

5

4

3

LOT 1

HERMENGILDO DE LA GARZA SUBD.

18-3

U.S. EXPRESS

FREEWAY SUBD. UNIT NO. 48

LOS EBANOS RD.

ERMA AVE.

DONNA AVE.

CAROLINA AVE.

BERTHA AVE.

ALMA AVE.

WESTERN ST.

17-2

Elementary School

MILE ONE SOUTH

SOUTH LEE ST.

WEST "B" ST.

ALMS @ MEADOW CREEK

LOS EBANOS RD.

ERMA AVE.

DONNA AVE.

CAROLINA AVE.

BERTHA AVE.

ALMA AVE.

WEST "F" ST.

WEST "G" ST.

WEST "H" ST.

WEST "I" ST.

LOS JARDINES

W. "B" ST.

W. "F" ST.

W. "G" ST.

W. "H" ST.

W. "I" ST.

ALMA ST.

BOULEVARD



1201 E. 8th. Street
MISSION, TX 78572

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MISSION, TX 78572

TEL: (956) 530-8672
FAX: (956) 530-8680

No.

VARIANCE REQUEST



Variance Request

November 12, 2025
City of Mission – Planning Department
1201 E. 8th Street
Mission, Tx 78572

Subject: Request for Variance – Street Offset Requirement
Laguna Heights Subdivision – Los Ebanos Road and Western Street, Mission, Texas

On behalf of our client, Redline Development, LLC, we respectfully request a variance from the City of Mission's street offset requirement of 125 feet. As noted in the City's comments, street offsets of less than 125 feet are to be avoided.

We are requesting approval to allow the proposed entrance of the private street along Los Ebanos Road for the Laguna Heights Subdivision, which would result in a 60-foot offset from the centerline of Western Street. The justification for this request is outlined below:

1.Private Subdivision – Limited Access

The proposed subdivision is a private development and will not provide through access to Western Street. As such, traffic movements will be limited to residents and their visitors, substantially reducing potential safety or circulation concerns typically associated with offset intersections.

2.Controlled Access Design

The entrance will incorporate a gated access point, further minimizing traffic flow and preventing cut-through traffic. This controlled design ensures that the proposed offset will not create confusion or conflicts with adjacent intersections.

3.No Adverse Impact on Public Infrastructure or Safety

Given the private nature of the subdivision and its low projected trip generation, the proposed offset will not negatively impact public roadway operations or traffic safety. We believe these factors collectively demonstrate that the intent of the City's requirement to maintain safe and efficient street alignment will still be met under the proposed design. Therefore, we respectfully request approval of this variance to allow the entrance at the proposed location.

We appreciate your time and consideration of this request. Please let us know if any additional information or a meeting is needed to facilitate your review.

Respectfully,

A handwritten signature in blue ink, appearing to read "Emigdio Salinas", is written over a horizontal line.

Emigdio Salinas, P.E.

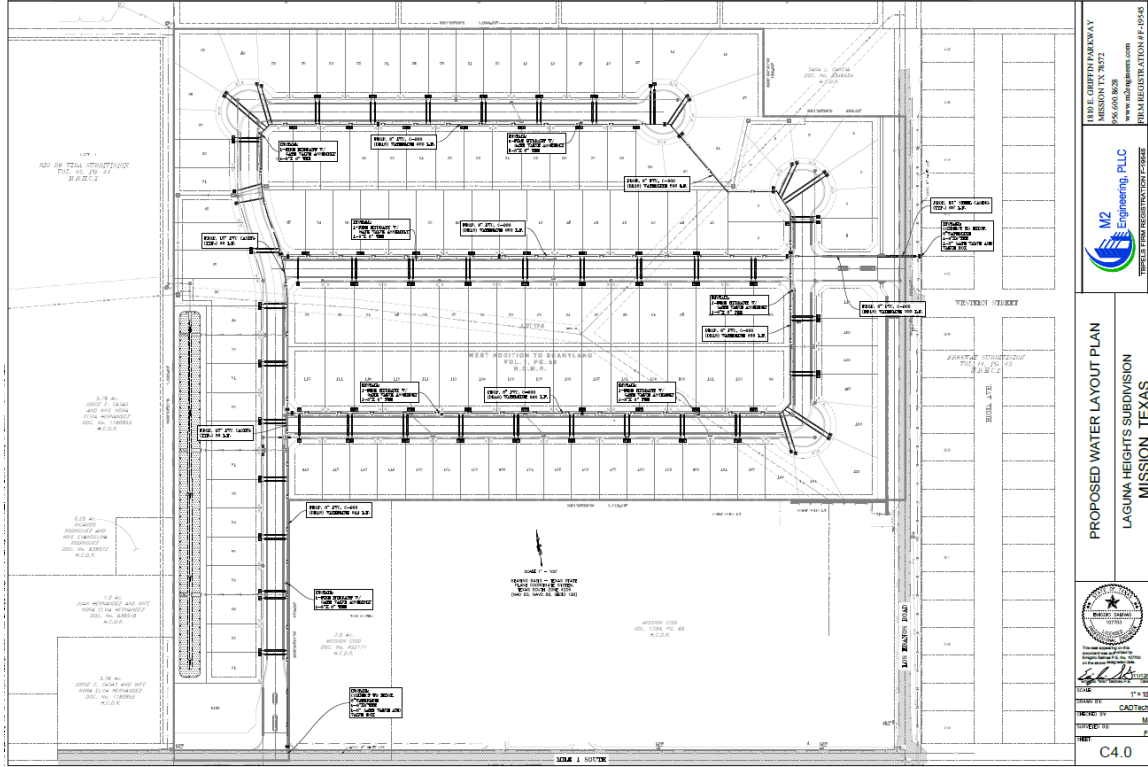
📞 956-600-8628

✉️ milo@m2-engineers.com

🌐 m2engineers.com

UTILITY LAYOUTS

WATER LAYOUT PLAN



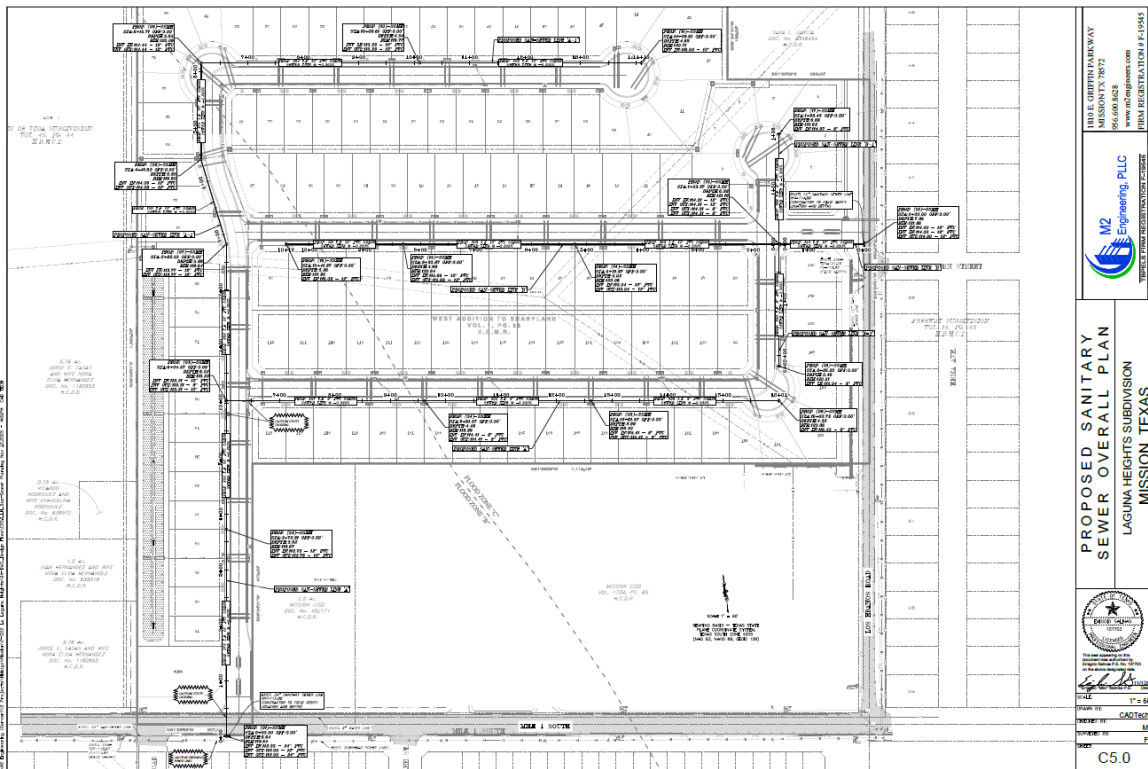
1400 E. GREEN PARKWAY
SUITE 100
MISSION, TEXAS 78201
956.660.8628
www.m2engineering.com

M2 Engineering, PLLC
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE NO. 10445

PROPOSED WATER LAYOUT PLAN
LAGUNA HEIGHTS SUBDIVISION
MISSION, TEXAS

DATE: 11-11-2011
SCALE: 1" = 50'
SHEET NO: C4.0
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11-11-2011

SANITARY SEWER LAYOUT PLAN



1400 E. GREEN PARKWAY
SUITE 100
MISSION, TEXAS 78201
956.660.8628
www.m2engineering.com

M2 Engineering, PLLC
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS LICENSE NO. 10445

PROPOSED SANITARY SEWER OVERALL PLAN
LAGUNA HEIGHTS SUBDIVISION
MISSION, TEXAS

DATE: 11-11-2011
SCALE: 1" = 50'
SHEET NO: C5.0
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11-11-2011

DRAINAGE REPORT

Drainage Statement Laguna Heights Subdivision

Project Location

The Laguna Heights Subdivision is near the Northwest corner of S. Los Ebanos Road and S. Mile One, and found directly North - adjacent to Lear Elementary in the City of Mission, Texas. The 27.07 acre tract is out of Lot 17-2, West Addition to Sharyland, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 56, Map Records of Hidalgo County, Texas.

Flood Plain

The site is located within Zone "B" Areas between limits of the 100-year flood and 500-year flood, or certain area subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood (medium shading); and Zone "C" areas of minimal flooding (no shading) as described in FEMA Flood Insurance Rate Map Community Panel Number 480334 0400C revised on November 16, 1982.

Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of: Hidalgo Fine Sandy Clay Loam and Hidalgo Fine Sandy Clay Loam with slopes 0-1percent (Hydrologic Group B); Raymondville Clay Loam (Hydrologic Group C).

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------------|----------------|
| 25 | Hidalgo fine sandy loam, 0 to 1 percent slopes | 9.0 | 33.4% |
| 20 | Hidalgo sandy clay loam, 0 to 1 percent slopes | 15.7 | 58.0% |
| 02 | Raymondville clay loam, 0 to 1 percent slopes | 1.0 | 4.0% |
| Totals for Area of Interest | | 25.7 | 100.0% |

Undeveloped Conditions

The featured project site consists of a 27.07-acre tract of land located on East side of Los Ebanos approximately 470-feet North of S. Mile One. Under current conditions, the project site remains largely undeveloped with drainage patterns conveying surface runoff in a Southwestern direction towards S. Mile One Road, collected by street public drainage, which outfalls to the Hidalgo County Drainage District No. 1 owned and maintained Drainage Ditch "Tierra Dorada Drain". The undeveloped flow of the existing tract is 26.19 CFS towards the Southwest for a 10-year storm event. The approximate Base Flood Elevation (BFE) for this site is 119.2-feet (NAVD 1988) as per FEMA's Estimator Tool.

Developed Conditions

The City of Mission and the Hidalgo County Drainage District No. 1 (HCDD#1) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event. Exhibit "A" details the proposed drainage analysis, drainage area maps and coinciding drainage design criteria for the aforementioned site.

The Laguna Heights Subdivision proposed drainage improvements are to accommodate the development of approximately (137) one hundred-thirty-seven residential lots. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfalling to a proposed onsite detention pond, and ultimately outfalling to the Hidalgo County Drainage District No. 1 Tierra Dorada Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development is 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF).

