



MEETING DATE: December 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 12, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City to include a Variance Request.
- November 20, 2025 – Final review of plat and construction plans deemed complete by SRC.
- December 3, 2025 – Consideration of the Plat Approval Subject to Conditions and consideration of a Variance Request by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of the requested Plat Approval Subject to Conditions and consideration of a Variance Request by the City Council.

Summary:

- This site is located along the West side of Los Ebanos Road, approximately 470 feet North of S. Mile One Road.
- The Laguna Heights Subdivision will be a private subdivision consisting of 140 single-family residential lots, and 2 common areas. The land use for this subdivision is consistent with surrounding single-family residential lots.
- The subdivision will have frontage to Los Ebanos and S. Mile One Roads both to be improved by the developer and widened as indicated by the Thoroughfare Plan. All internal streets will be private to be maintained by the HOA.
- A Variance Request has been submitted to allow the development to proceed having a street offset of 60 feet whereas the minimum offset is 125 feet as defined in the Subdivision Ordinance Section 98-134. Streets. (d) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided.

- 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, and ultimately outfling to the Hidalgo County Drainage District No. 1 Tierra Dorado 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).
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre), Street widening improvements or escrows along los Ebanos and S. Mile One Roads, and all other format findings will be complied with prior to plat recording.

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, Los Ebanos and S Mile One Roads street widening improvements or escrows, and approval of the infrastructure from the different City departments as per the approved construction plans.

Staff recommends denial to the variance request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval/Denial *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____