



**MEETING DATE:** December 9, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, located along the West side of N. Bryan Road, approximately 2,505 feet North of Mile 2 Road. Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- July 30, 2021 – Initial plat, preliminary construction plans, and Subdivision Application submitted to the City. Updated application submitted on November 13, 2025
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road.
- The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds.
- This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning.

- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). All other format findings shall be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of 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, and approval of the infrastructure from the different City departments as per the approved construction plans.

**Departmental Approval:** N/A**Advisory Board Recommendation:** Approval**City Manager's Recommendation:** Approval *JPT***RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_