



MEETING DATE: December 09, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase I (Private Subdivision), being a tract of land containing 19.072 acres out of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 3, 2025 - Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 9, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- 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.
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Summary:

- This development is located on approximately $\frac{3}{4}$ of a mile North of Military Road on the West side of S. Inspiration Road.
- Las Palmas at Bentsen Palm Phase I will be a private subdivision consisting of 80 single family residential lots, and 3 common areas 1 being a detention pond.
- This subdivision will have 2 access points both being from S. Inspiration Road. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within the proposed detention pond. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), and Conveyance or Payment of Water Rights (\$3000xacre). 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 and 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 *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____