



MEETING DATE: December 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83. Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 23, 2024 – 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:

- The property is located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374).
- The tract of land is currently zoned Multifamily Residential District (R-3) where the developer has designated a section for the construction of duplexes and fourplexes and a portion for townhouses.
- This development will be consisting of 20 duplex-fourplex lots and 89 townhome lots and 3 common areas.
- This subdivision will have 3 access points all being from Walsh Avenue. All internal streets will be public and be paved within 60' right-of-way's to include 2 alleys.
- 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 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 138.860 cu. ft. of detention has been provided by Hidden Hills Estate Subdivision. The Engineering Department has reviewed and approved the drainage report.

- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) 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, 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 *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____