



MEETING DATE: August 6, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance for a lot without frontage to a public street for Izagi Oaks Subdivision, a 2.5-acre tract of land, more or less, being the West 726 feet of the North 10 acres of the South 20 acres of Lot 293, John H. Shary Subdivision, AO-I, Developer: Diana Izaguirre, Engineer: Izaguirre Engineering Group, LLC- Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 11, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City to include a Variance Request.
- July 24, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- August 6, 2025 – Consideration of the Plat Approval Subject to Conditions and consideration of a Variance Request by the Planning and Zoning Commission.
- August 11, 2025 – Consideration of the requested Plat Approval Subject to Conditions and consideration of a Variance Request by the City Council.

Summary:

- The proposed subdivision is a 2 single family residential lot development located on the East side of N. Glasscock Road, approximately 500 feet North of E. Mile 2 Road.
- The land use for this subdivision is consistent with surrounding single-family residential lots
- The site will have frontage to N. Glasscock Road and through a 30 feet private access driveway along the South property line.
- A Variance Request has been submitted to allow the development to proceed without Lot 2 having access to a public street as defined in the Code of Ordinances / Chapter 98-Subdivisions / Article I. Sec. 98-1 Definitions. Lot means an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly-approved subdivision plat which has been properly filed of record.
- Water and sewer services will be provided by the City. There is an existing fire hydrant accessible to this site and acknowledged by the Fire Marshall.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), Street widening improvements or escrows, 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, Glasscock street widening improvements or escrows, approval of the infrastructure from the different City departments as per the approved construction plans, and the granting of the Variance as requested.

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING_____

SUBDIVISION APPLICATION



CITY OF MISSION SUBDIVISION APPLICATION

Name: <u>Ingrid Izaguirre</u>	PLAT FEES
Address: <u>2121 E. Griffin Parkway Suite 2</u>	5 ACRE PLAT OR LESS.....\$400
City: <u>Mission, TX</u>	5+ ACRES.....\$500
Phone: <u>956-584-0554</u>	Re-Plat Filing/Review\$300
Subdivision Name: <u>IZAGI OAKS</u>	Separate Subdivision variance/open cuts, etc. \$150
	P&Z Date: _____ City Council Date: _____

Urban (City) X Suburban ETJ _____ Rural ETJ _____
Zone: Residential Water Dist. Mission School Dist. Sharyland ISD

of Lots: Residential 2 Non-Residential _____ Common Areas/Lots N/A
Water CCN: SWSC _____ LJWSC _____ MUD X

WATER		SEWER	
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
Other: <u>Single service tap</u>		Lift Sta: _____ N/A-Septic Use: _____	
Suburban MSR cost of water meters & ETJ Only: _____		Other: <u>Single service tap</u>	
\$ <u>n/a</u>		Suburban ETJ Only: MSR cost of Septic Tanks	
		\$ <u>n/a</u>	

15075601

1201 E. 8TH ST

REC#: 06359644 7/23/2025 12:00 PM
OPER: NDLC TERM: 007
REF#: 2560

TRAN: 550.0000 BUSINESS LICENSE
20250576-07/23/25 IZAGUIRRE, INGRID
REZONING 400.00CR

TENDERED: 400.00 CHECK
APPLIED: 400.00-

CHANGE: 0.00

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

STORM SEWER

Wide Streets	_____ L. F. of _____	Storm Lines
Wide Streets	_____ L. F. of _____	Storm Lines
	_____ L. F. of _____	Storm Lines

Revised 2023

PLAT

A 2.50-ACRE TRACT OF LAND, MORE OR LESS, BEING THE WEST 726.00 FEET OF THE NORTH 150.00 FEET OF THE NORTH TEN ACRES OF THE SOUTH 20 ACRES OF LOT 293, JOHN H. SHAW SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN AFFIDAVIT OF HERSHIP (DOCUMENT NO.1174562, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS).

[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared INGRID GAGUIRRE proved to me through her true and correct copy of Public Safety Order (known to be the person who is the subject of the Public Safety Order) and who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 2020.

UNITED IRRIGATION DISTRICT

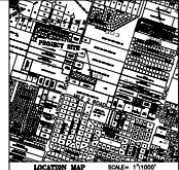
THIS PLAN IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON
THIS _____ DAY OF _____ 2020.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION TREES,
FENCES, AND BUILDINGS SHALL BE PLACED WITHIN UNITED IRRIGATION
DISTRICT RIGHT OF WAY OR ENCROACHMENTS. APPROVAL OF THIS PLAN
DOES NOT RELINQUISH ANY RIGHTS THAT THE DISTRICT MAY HAVE,
WHETHER SHOWN OR NOT.

ATTORNEY

NAME, DESIGN, P.C. / F.M. DATE
GENERAL NUMBER
HAWAII COUNTY GRANITE DISTRICT NO. 1
360 N. DOWNTOWN RD.
EASTWICH, TEXAS 78042

NCPRA CONTACTS					
Name	Address	City & St.	Phone	Fax	
MR. DAAN ENGLISH	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78174	(504)240-3244	(504)240-0000	
MR. ROBERTO A. GARCIA	2121 E. GRIFFIN PARKWAY SUITE 2	MISSION, TEXAS 78174	(504)244-0554	(504)244-0000	
MR. JONAS LUIS GUTIERREZ	2800 SAN JUAN ST.	MISSION, TEXAS 78174	(504)249-0968		



LEGEND	
	SET 1/2" WIDE ROAD WITH PLASTIC CAP STAMPED 270° (BOUNDARY)
	SET 1/2" WIDE ROAD WITH PLASTIC CAP STAMPED 270°
	WIDE ROAD FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING

STATE OF TEXAS
COUNTY OF HIDALGO
I, HENRIQUE LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE PLAN AND DESCRIPTION OF THE LAND ABOVE
WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION ON March 1st, 2013

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.

STATE OF TEXAS
CITY OF MISSION
I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION,
HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO
ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS
CITY WHENEVER MY APPROVAL IS REQUIRED.

 MAYNO, CITY OF MISSION DATE

THIS SUBDIVISION PLAT OF DAKA LANE HAS BEEN SUBMITTED TO
AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
MISSION, TEXAS AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____ , 2026

CHAIRMAN, PLANNING AND ZONING COMMISSION

2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

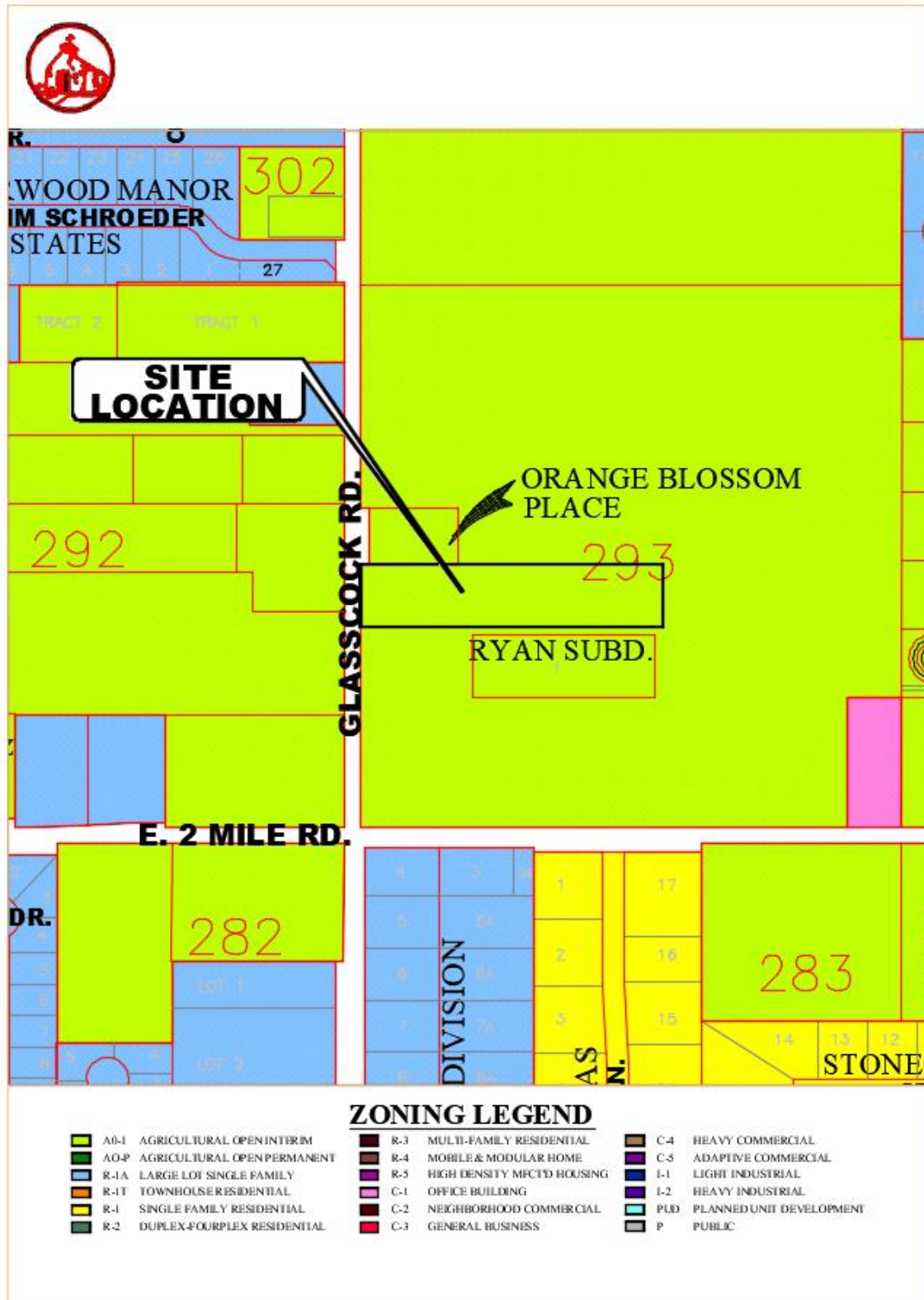
DATE OF PREPARATION: 07/10/25

SHEET NO. 1 OF 6 SHEETS	PROJECT: 1811 Rogers Highway/Anderson Road/NEW ROAD-2000			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	07/10/25	SE	SE	
	DRAWN BY	CHECKED BY	CHECKED BY	APPROVED BY

AERIEL PHOTO



ZONING MAP



VARIANCE REQUEST



July 11, 2025

Xavier Cervantes, AICP, CPM
Planning Director
City of Mission
6090 North Inspiration Road
Mission, TX 78572

RE: Variance Request –IZAGI OAKS SUBDIVISION

Dear Mr. Cervantes,

On behalf of the property owner, we respectfully submit this letter to request a **variance from the City of Mission's 50-foot right-of-way (ROW) requirement** for the proposed **IZAGI OAKS Subdivision**, a 2-lot single-family residential subdivision.

The subdivision is located on the east side of N. Glasscock Road, approximately 500 feet north of E. Mile 2 Road, and consists of a 2.50-acre tract of land out of Lot 293, John H. Shary Subdivision, as recorded in Volume 1, Page 17, of the Hidalgo County Map Records.

We are requesting this variance based on the following conditions:

- The proposed subdivision consists of only **two (2) single-family residential lots**, each over 1 acre in size, and does not require a public street for circulation or high-density traffic.
- There is an existing **30-foot-wide shared private access easement** that has historically provided access to **three existing residential homes**. This access road is privately maintained and already constructed.
- The current homeowners along this shared private road have **granted permission to allow access for Lot 2 of the IZAGI OAKS SUBDIVISION** via this existing road. As such, no new public infrastructure is being proposed or required for this development.

Given these factors, we respectfully request approval of this variance and permission to allow Lot 2 to access through the existing private 30-foot shared access road in lieu of dedicating a 50-foot public ROW.

Should you have any questions or need additional information, please feel free to contact me at (956) 240-3246 or diana.izaguirre@yahoo.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Diana Izaguirre".

Diana Izaguirre, President
Izaguirre Engineering Group LLC.

AUTHORIZATION LETTER TO USE PRIVATE DRIVEWAY

July 28, 2025

To Whom It May Concern,

I, Mauricio Gomez, am the owner of the property located at 3214 N Glasscock Rd, TX. The legal description of this property is as follows:

JOHN H SHARY - E594'-N330'-S660' & W726'-N30'-S510' LOT 293 & N165'-S660'-W600'
LOT 294 — 7.18 Acres

This letter is to confirm that I am granting permission to the owners or developers of the adjacent subdivision described as follows:

IZAGI OAKS — A 2.50-acre tract of land, more or less, being the west 176.00 feet of the north 1,500 feet of the north ten acres of Lot 293, John H. Shary Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 42, Map Records, Hidalgo County, Texas, and further described in Affidavit of Heirship (Document No. 1171462, Hidalgo County Official Records, Texas).

Permission is granted for access and use of the private road that leads into and out of 3214 N Glasscock Rd for purposes of ingress and egress to the described subdivision property.

This permission is granted with full knowledge and consent and shall remain in effect unless otherwise revoked in writing.

Sincerely,



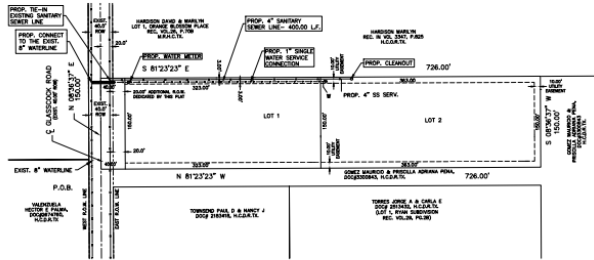
Mauricio Gomez

Owner of 3214 N Glasscock Rd, TX

UTILITY LAYOUTS

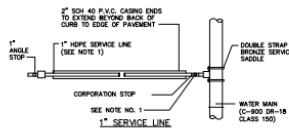
ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT DETAILS WHENEVER CONFLICTS ARISE.

IZAGI OAKS MAP OF UTILITIES DISTRIBUTION

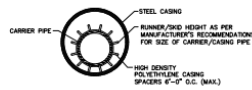


NOTES:

1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
2. 1" SERVICE LINES SHALL BE 30" R.H. P.V.C. ASTM D-2737.
3. 2" SERVICES REQUIRE BOTH COMP. STOP AND CAST IRON VALVE.
4. 3" LINE SERVICE REQUIRED FOR EACH LOT.
5. 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
6. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

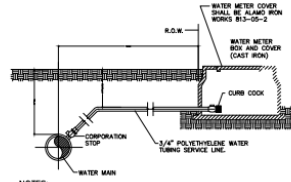


CARRIER PIPE SIZE	PIPE COATING	MIN. WALL THICKNESS
6"	30"	0.3125"
8"	30"	0.3125"
10"	30"	0.3125"
12"	30"	0.3125"
14"	30"	0.3125"
16"	30"	0.3125"
18"	30"	0.3125"
20"	30"	0.3125"
24"	30"	0.3125"
30"	48"	0.6250"

GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASUREMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT.
4. ON PIPE CASING INSTALLATION, CASING SPACERS SHALL BE SCREWED ON EACH END OF THE ENCASUREMENT.
5. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
6. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

WATER BORING INSTALLATION



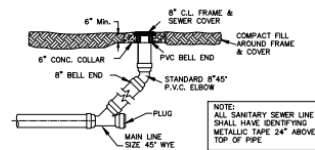
NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALUM. ROUN WORKS 813-05-2.
3. ALL WATER MAINS HAVE 8.17' 0" COVER FROM FINISHED GRADE.
4. WATER MAIN SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 2" OR LESS.

CONSTRUCTION NOTES:

- A. WATER VALVE COVER
- B. CUMULATIVE STOP
- C. WATER BOX & METER PROVIDED
- D. WATER TURNING SERVICE LINE
- E. CONCRETE STOP
- F. WATER MAIN

SERVICE CONNECTION NOT TO SCALE



SANITARY SEWER CLEANOUT DETAIL

SCALE: 1" = 60'



IZAGI OAKS
UTILITIES LAYOUT

IZAGUIRRE
Engineering Group LLC
2121 E. GREEN PERRY SUITE 2
MISSION, TEXAS 78574
PHONE (956) 584-5544
FAX (956) 584-5549

DATE OF PREPARATION: 07/10/25

SHEET NO. 3
OF 3 SHEETS