



MEETING DATE: September 23, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for Bellwood Manor Subdivision Phase I, a tract of land containing 26.79 acres of land, being part or portion of Lot 39, Lot 40, Lot 41, and a 70.00 strip of canal right-of-way between Lot 40 and Lot 41, Bellwoods Company's Subdivision "C", located on the East side of Trospers Road and approximately 1,970 linear feet North of W. Mile 2 Road, Developer: Dina Salinas, Engineer: S2 Engineering, PLLC., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 4, 2025 – Preliminary construction plans submitted to the City and first review by Staff.
- September 10, 2025 – Submittal of the subdivision application was received.
- September 11, 2025 – Final review of plans and receipt of requested documents.
- September 17, 2025 – Consideration of the Plat Approval Subject to Conditions by the Planning and Zoning Commission.
- September 23, 2025 – Consideration of the requested Plat Approval Subject to Conditions by the City Council.

Summary:

- The subdivision is located on the East side of Trospers Road and approximately 1,970 linear feet North of W. Mile 2 Road.
- This project is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of a master plan. Phase I will consist of 30 multi-family lots.
- The proposed lots are in line with the required lot sizes for R-2 zoning. The average lot size measures 82 feet by 130 feet with an area of 10,660 square feet
- The site is in a Zone "C" (no shading), defined as an area of minimal flooding, according to the FEMA Firm Community Panel No.480334 0400 C, map revised dated November 16, 1982. The development surface will be graded to direct storm water toward curb and gutters and intercepted by type "A" curb inlets that lead to a detention facility. This system will bleed into City of Mission systems. The Engineering Department has reviewed and approved the drainage report.

- Water service will be provided by connecting to an existing 8" water line located along the East side of N. Trosper Road and looped to an existing main line within the recorded Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex/fourplex. There is a total of 3 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stub. A Capital Sewer Recovery Fee is required at \$670 per lot which equates to \$20,100.00.
- Required fees include Park Fee (\$500xUnit), Conveyance or Payment of Water Rights (\$3000 per acre), and all other format findings will be complied with prior to the recording of the plat.
- The internal street is public 32 feet back-to-back within a 50 feet right-of-way and an access only thru N. Trosper Road.

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:

Advisory Board Recommendation: Approval

City Manager's Recommendation:

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____