



MEETING DATE: July 28, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: The Grove on Moorefield Subdivision, being a 11.34 – acre tract of land, more or less, all of Lot 12, New Caledonia Subdivision Unit 1, Developer: CSL Construction and Development, Engineer: M2 Engineering, PLLC, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 8, 2025 – Preliminary construction plans submitted to the City and first review by the Staff Review Committee.
- June 18, 2025 – Application and revisions to the plans and utility layouts were submitted for review.
- June 26, 2025 – Final review of plat and construction plans deemed complete by SRC.
- July 16, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- July 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- The proposed The Groves at Moorefield Subdivision consists of 52 single-family residential lots and it is located along the East side of N. Moorefield Road approximately 500 feet South of Tiffany Drive.
- This project will be required to comply with all the land use and infrastructure planning requirements.
- The proposed subdivision is consistent with the surrounding single-family residential district area.
- Water (Interlocal Agreement) and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the recording of the plat.
- The proposed Hill Crest Drive, a public street, will connect to the existing Hill Crest Drive in the Tabasco Subdivision to the North of this development.
- The proposed lots are in line with the required lot sizes for R-1 zoning. The average lot size measures 55 feet by 125 feet with an area of 6,875 square feet.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment Park Fees, Escrow cost to widen Moorefield Road, 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 *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____