



**MEETING DATE:** December 3, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval Subject to Conditions and Consideration of a Variance from the City's street offset requirement of a minimum of 125 feet for the Laguna Heights Subdivision located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road, being a 27.07 acres tract of land, out of Lot 17-2, West Addition to Sharyland Subdivision, Developer: Victor Meza & Emigdio Salinas, Engineer: M2 Engineering, PLLC - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- September 12, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City to include a Variance Request.
- November 20, 2025 – Final review of plat and construction plans deemed complete by SRC.
- December 3, 2025 – Consideration of the Plat Approval Subject to Conditions and consideration of a Variance Request by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of the requested Plat Approval Subject to Conditions and consideration of a Variance Request by the City Council.

Summary:

- This site is located along the West side of Los Ebanos Road approximately 470 feet North of S. Mile One Road.
- The Laguna Heights Subdivision will be a private subdivision consisting of 140 single family residential lots, and 2 common areas. The land use for this subdivision is consistent with surrounding single-family residential lots.
- The subdivision will have frontage to Los Ebanos and S. Mile One Roads both to be improved by the developer and widened as indicated by the Thoroughfare Plan. All internal streets will be private to be maintained by the HOA.
- A Variance Request has been submitted to allow the development to proceed having a street offset of 60 feet whereas the minimum offset is 125 feet as defined in the Subdivision Ordinance Section 98-134. Streets. (d) Street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided.
- Water and sanitary sewer will be serviced by the City of Mission. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, outfling to a proposed onsite detention pond, and ultimately outfling to the Hidalgo County Drainage District No. 1 Tierra Dorado Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development is 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF).

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre), Street widening improvements or escrows along los Ebanos and S. Mile One Roads, 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, Los Ebanos and S Mile One Roads street widening improvements or escrows, and approval of the infrastructure from the different City departments as per the approved construction plans.

Staff recommends denial to the variance request.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

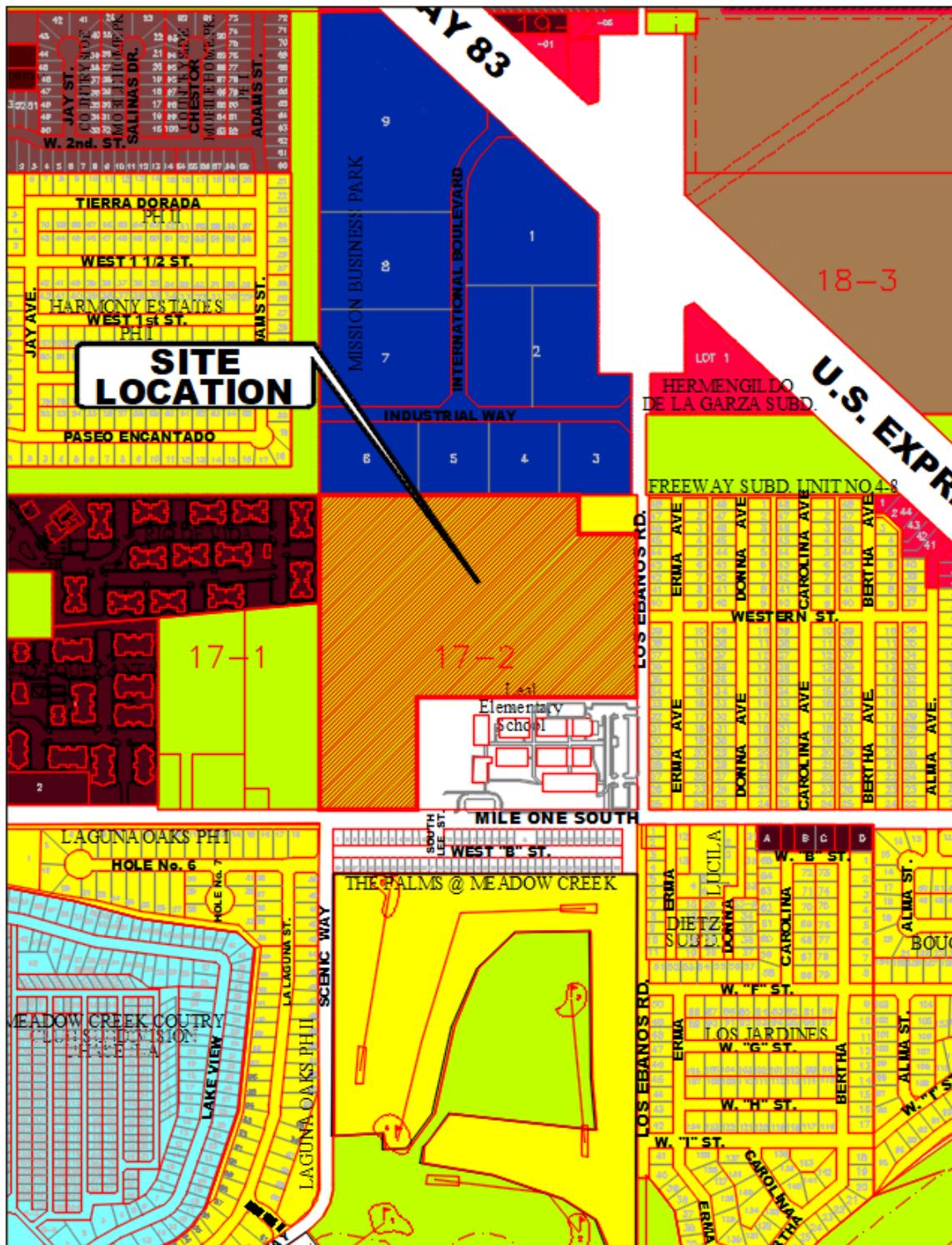


## PLAT

## AERIEL PHOTO



## ZONING MAP



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS



1201 E. 8th Street  
MISSION, TX 78572

Phone: (956) 580-8672  
Fax: (956) 580-8680

No.

## VARIANCE REQUEST



Varience Request

November 12, 2025  
City of Mission – Planning Department  
1201 E. 8<sup>th</sup> Street  
Mission, Tx 78572

**Subject: Request for Variance – Street Offset Requirement**  
*Laguna Heights Subdivision – Los Ebanos Road and Western Street, Mission, Texas*

On behalf of our client, Redline Development, LLC, we respectfully request a variance from the City of Mission's street offset requirement of 125 feet. As noted in the City's comments, street offsets of less than 125 feet are to be avoided.

We are requesting approval to allow the proposed entrance of the private street along Los Ebanos Road for the Laguna Heights Subdivision, which would result in a 60-foot offset from the centerline of Western Street. The justification for this request is outlined below:

**1. Private Subdivision – Limited Access**

The proposed subdivision is a private development and will not provide through access to Western Street. As such, traffic movements will be limited to residents and their visitors, substantially reducing potential safety or circulation concerns typically associated with offset intersections.

**2. Controlled Access Design**

The entrance will incorporate a gated access point, further minimizing traffic flow and preventing cut-through traffic. This controlled design ensures that the proposed offset will not create confusion or conflicts with adjacent intersections.

**3. No Adverse Impact on Public Infrastructure or Safety**

Given the private nature of the subdivision and its low projected trip generation, the proposed offset will not negatively impact public roadway operations or traffic safety. We believe these factors collectively demonstrate that the intent of the City's requirement to maintain safe and efficient street alignment will still be met under the proposed design. Therefore, we respectfully request approval of this variance to allow the entrance at the proposed location.

We appreciate your time and consideration of this request. Please let us know if any additional information or a meeting is needed to facilitate your review.

Respectfully,

A handwritten signature in blue ink, appearing to read "Emigdio Salinas, P.E.".

Emigdio Salinas, P.E.

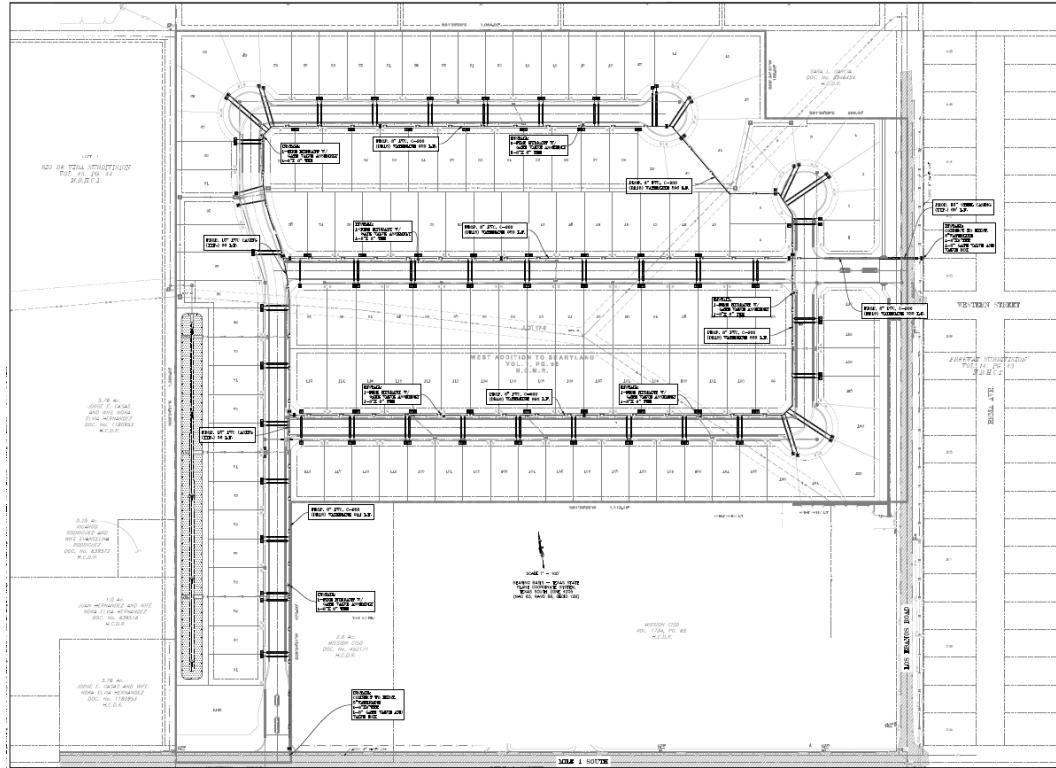
956-600-8628

milo@m2-engineers.com

m2engineers.com

# UTILITY LAYOUTS

## WATER LAYOUT PLAN



1801 GRIFFIN PARKWAY  
MISSION TX 78572  
956.400.8628  
www.m2engineering.com  
info@m2engineering.com  
DRAFT FOR REVIEW AND COMMENT

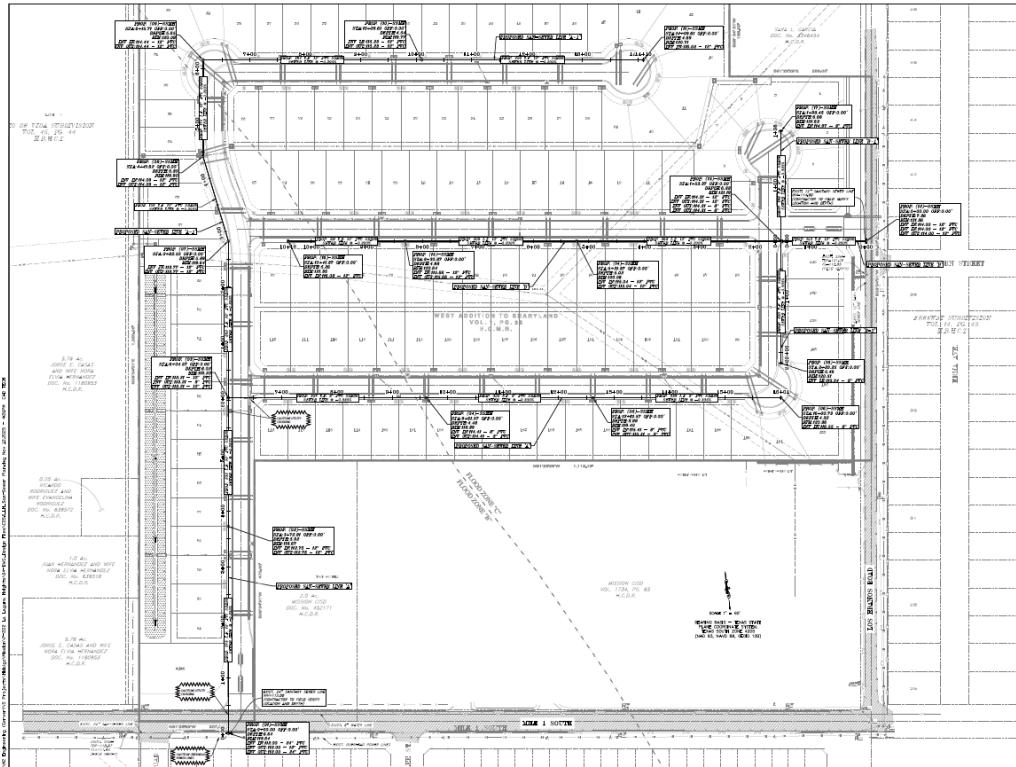
**M2**  
Engineering, PLC  
TECHNICAL DESIGNERS SINCE 1984

**PROPOSED WATER LAYOUT PLAN**  
**LAGUNA HEIGHTS SUBDIVISION**  
**MISSION, TEXAS**

*[Signature]*  
1st FLOOR  
DATE: 01/20/2014  
CADD/CAD  
TITLE: C4.0  
MS  
PE

**C4.0**

# SANITARY SEWER LAYOUT PLAN



1801 GRIFFIN PARKWAY  
MISSION TX 78572  
956.400.8628  
www.m2engineering.com  
info@m2engineering.com  
DRAFT FOR REVIEW AND COMMENT

**M2**  
Engineering, PLC  
TECHNICAL DESIGNERS SINCE 1984

**PROPOSED SANITARY  
SEWER OVERALL PLAN**  
**LAGUNA HEIGHTS SUBDIVISION**  
**MISSION, TEXAS**

*[Signature]*  
1st FLOOR  
DATE: 01/20/2014  
CADD/CAD  
TITLE: C5.0  
MS  
PE

**C5.0**

# DRAINAGE REPORT

## Drainage Statement

Laguna Heights Subdivision

### Project Location

The Laguna Heights Subdivision is near the Northwest corner of S. Los Ebanos Road and S. Mile One, and found directly North - adjacent to Leal Elementary in the City of Mission, Texas. The 27.07 acre tract is out of Lot 17-2, West Addition to Sharyland, Hidalgo County, Texas, as per map recorded in Volume 1, Pages 56, Map Records of Hidalgo County, Texas.

### Flood Plain

The site is located within Zone "F" Areas between limits of the 100-year flood and 500-year flood. The central area subject to 100-year flooding with average depth less than one (1) foot or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood (medium shading); and Zone "C" areas of minimal flooding (no shading) as described in FEMA Flood Insurance Rate Map Community Panel Number 430334 0400C revised on November 16, 1982.

### Soils Information

According to the Soil Survey map for Hidalgo County, issued by the USDA Natural Resource Conservation Service, the site consists of Hidalgo Fine Sandy Clay Loam and Hidalgo Fine Sandy Clay Loam with slopes 5-percent (Hydrologic Group B), Raymondville Clay Loam (Hydrologic Group C).

Soil Unit Symbol	Soil Unit Name	Acres in AOI	Percent of AOI
20	Hidalgo fine sandy loam, 0 to 1 percent slopes	9.0	33.4%
20	Hidalgo sandy clay loam, 0 to 1 percent slopes	15.7	56.5%
02	Raymondville clay loam, 0 to 1 percent slopes	1.0	3.6%
Totals for Area of Interest:			166.0%

### Undeveloped Conditions

The featured project site consists of a 27.07-acre tract of land located on East side of Los Ebanos approximately 470-feet North of S Mile One. Under current conditions, the project site remains largely undeveloped with drainage patterns conveying surface runoff in a Southwest direction toward S Mile One Road, collected by a drainage channel, which outfalls to the Hidalgo County Drainage District No. 1 owned and maintained Drainage Ditch "Tierra Dorada Ditch". The undeveloped flow of the existing tract is 26.19 CFS towards the Southwest for a 10-year storm event. The approximate Base Flood Elevation (BFE) for this site is 119.2-feet (NAVD 1988) as per FEMA's Estimator Tool.

### Developed Conditions

The City of Mission and the Hidalgo County Drainage District No. 1 (HCCD) criteria require that the storm water runoff generated from the developed property including runoff from upstream drainage areas shall be detained for a 50-year frequency storm event and released into the receiving downstream system at the pre-developed peak discharge rate for a 10-year storm event. Exhibit "A" details the proposed drainage analysis, drainage area maps and coinciding drainage design criteria for the aforementioned site.

The Laguna Heights Subdivision proposed drainage improvements are to accommodate the development of approximately (137) one hundred-thirty-seven residential lots. The generated storm runoff shall be collected and conveyed by an onsite storm drainage system, consisting of curb inlets, storm drain lines, cutting to a proposed onsite detention pond, and ultimately cutting to the Hidalgo County Drainage District No. 1 Tierra Dorada Drainage Ditch located at the Northwestern corner of the proposed site. The required storage for the development is 2.33-acre-feet (97,008 CF) with a generated peak runoff rate of 92.70 CFS, a total increase of 66.51 CFS. A proposed onsite detention pond shall be installed to accommodate the required detention volume of 2.23-acre-feet (97,008 CF).

