



MEETING DATE: September 17, 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 Trosper 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 Trosper 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.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



	PLAT FEES
Name: <u>Dina Salinas</u>	5 ACRE PLAT OR LESS.....\$400
Address: <u>3608 Compton Dr.</u>	5+ ACRES.....\$500
City: <u>Mission 78573</u>	Re-Plat Filing/Review\$300
Phone: _____	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name: <u>Bellwood Manor Phase 1</u>	P&Z Date: _____ City Council Date: _____

Urban (City) ☒ Suburban ETJ _____ Rural ETJ _____
R3 Zone: Water Dist. City of Mission School Dist. Mission CISD

of Lots: Residential 30 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER		SEWER	
<u>1762</u> L. F. of <u>8"</u>	Water Lines	<u>1408</u> L. F. of <u>8"</u>	Sewer Lines
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
Other: _____		Lift Sta: _____ N/A-Septic Use: _____	
Suburban MSR cost of water meters & ETJ Only: _____		Other: _____	
Membership costs \$ _____		Suburban ETJ Only: MSR cost of Septic Tanks \$ _____	

STREETS		STORM SEWER	
<u>1395.5</u> L. F. of <u>37'</u>	Wide Streets	<u>85</u> L. F. of <u>24"</u>	Storm Lines
_____ L. F. of _____	Wide Streets	<u>275</u> L. F. of <u>36"</u>	Storm Lines
Other: _____		<u>96</u> L. F. of <u>48"</u>	Storm Lines

RECEIVED
9/10/25
CNP

Revised 2023

PLAT

SUBDIVISION PLAT OF:
BELLWOOD MANOR
PHASE No. 1

A TRACT OF LAND CONTAINING 26.79 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 39, LOT 40, LOT 41 AND A 70.00 STRIP OF LAND BETWEEN LOT 39 AND LOT 40 AND LOT 40 AND LOT 41, BELONGING TO THE "WOODS COMPANY" SUBDIVISION, IN HIDALGO COUNTY, TEXAS, MAP REFERRED TO VOLUME PAGE 22, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 7.54 ACRES BEING DEEDED TO DRUG SALES-VALDEZ, RECORDED IN DOCUMENT NUMBER 339541B, DEED RECORDS, HIDALGO COUNTY, TEXAS.

A TRACT OF LAND COMING 26.78 ACRES IN LAND, SITUATED IN HENGLAND COUNTY, TEXAS, BEING PART OF PORTION OF LOT 36, LOT 46, LOT 47 AND A 10.53 SHIP OF CORAL RIVER, OF-WAY BETWEEN LOT 36 AND LOT 46, VOLUME 5, PAGE 52, MAP RECORDING, HENGLAND COUNTY, TEXAS, SAID 2.74 ACRES BEING DEEDS TO DANA D. HENGLAND, HENGLAND COUNTY, TEXAS, BEING DEEDS TO DANA D. HENGLAND, HENGLAND COUNTY, TEXAS, SAID 26.78 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING, AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 46, A NINE TROOPER ROAD (45.00' RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 87° 57' E, AT A DISTANCE OF 50.00 FEET, PASS A "W" SHAPED TIE WITH A PLASTIC CAP TO THE CENTER OF A 10" IRON ROD WITH A PLASTIC CAP SAID TROOPER ROAD, AT A DISTANCE OF 1,350.00 FEET, PASS A "W" SHAPED TIE WITH A PLASTIC CAP STUMPED TIE FOUND ON THE WEST RIGHT-OF-WAY OF CRAFTON DRIVE (45.00' RIGHT-OF-WAY) CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 46, FOR THE NORTHEAST CORNER OF HEREIN;

THENCE S 07° 32' 36" E, ALONG THE EAST LINE OF SAID LOT 40, WITHIN SAID COMPTON TRACT, AT A DISTANCE OF 138.00 FEET, PASS A NAIL SET IN THE SOUTHWEST CORNER OF SAID LOT 40, THE EAST LINE OF SAID LOT 40, BEING 100.00 FEET, TO THE EAST LINE OF SAID LOT 39, BEING 100.00 FEET, TO A NAIL SET IN THE CORNER OF A TRACT OF LAND BEING TO AARON WALSH, RECORDED IN DOCUMENT NUMBER 321211, DEED RECORDS, HILLSBORO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 81° 27' 34" E, ALONG THE COMMON LINE OF SAID SHAWNS-HALVICK TRACT, AND SAID WALSH TRACT, AT A DISTANCE OF 204.00 FEET, PASS A NAIL SET WITH A PLASTIC CAP STAMPED "TUG LT FOUND, ON THE WEST LINE OF SAID LOT 38, BEING 100.00 FEET, TO A PLASTIC CAP STAMPED "TUG LT FOUND, ON THE WEST LINE OF SAID LOT 38, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 09° 32' 36" E, ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 478.00 FEET, TO A "N" IRON NAIL WITH A PLASTIC CAP STAMPED "TUG LT FOUND, ON THE NORTHWEST CORNER OF SAID LOT 38.

THENCE IN 81° 27' 24" N, AT A DISTANCE OF 834.00 FEET, PASS A 1" IRON ROD WITH A PLASTIC CAP STAMPED "OYO L.F. FOUND, ON THE EAST RIGHT-OF-WAY LINE OF SAID TROSPER ROAD, CONTAINING A TOTAL DISTANCE OF 834.00 FEET, TO A NAIL SET ON THE WEST LINE OF SAID LOT 41, FOR A CORNER HEREOF;


1. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED AS BELLWOOD MANOR SUBDIVISION PHASE NO. 1, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WILSON TO THOSE WHO MAY NOW OR HEREINAFTER BE EMPLOYED BY THE CITY OF WILSON, AT THE LINE OF THE STREETS, ALLEYS, AND EASEMENTS SHOWN ON THE SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WILSON, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WILSON, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DNA SERVICES, PRESIDENT
OIS DEVELOPMENT, LLC
3608 COMPTON DR.
MISSION, TX 78173

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned

proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, and, being by the first day sworn, declared that the statements made true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Gives under my hand and seal of office this _____ day of _____, 2024



DOREY BONILLA
My Comm. # 61164000
Expires August 01, 2026

NOTARY PUBLIC - STATE OF TEXAS

THIS PLAN IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

DATE _____

PRESIDENT

ATTEST: _____

SECRETARY

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	
OWNER: DNA VALDEZ	1616 E. GRIFFIN Pkwy	MISSION, TEXAS 78572	(90)
ENGINEER: JOSE H. SALDIVAR, P.E., C.F.M.	2020 GRIFFIN Pkwy	MISSION, TEXAS 78574	(90)

CLARK, VORAN/STY/TO A. ASCANO, R. R.P.L.S.	2020 GRUFFIN POKEY	MISSION, TEXAS 78174	199
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[illegible]

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD	CH. BEARING
"C1"	77°49'31"	40.00'	47.85'	80.76'	74.80'	S77°35'55"W
"C2"	57°28'44"	40.00'	32.74'	60.00'	57.63'	N58°20'35"W
"C3"	70°50'58"	40.00'	46.50'	78.12'	72.51'	N30°40'35"E

AREA LOTS		
LOT #	SQ. FT.	ACRES
1	18,782.00	0.43
2-8	10,007.50	0.23
	11,217.00	0.26
9-11	11,007.50	0.25
12	10,000.00	0.23
13	11,215.81	0.26
14	10,793.88	0.24
15	10,000.00	0.23
16-18	11,000.00	0.25
19	11,215.79	0.26
20	10,000.00	0.23
21-23	11,210.00	0.26
24	11,215.13	0.26
25	11,240.00	0.26
26-28	10,000.00	0.23
29	10,000.00	0.23

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 THE
CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION

DATE

PLANNING & ZONING COMMISSION
ACKNOWLEDGMENT

THIS SUBDIVISION PLAT OF BELLWOOD MANOR SUBDIVISION PHASE II
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
COMMISSION OF THE CITY OF WISDOM, TEXAS AND IS HEREBY
APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2024

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.

6-5-2025



JOSE N. SALDANA, P.E., C.E.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
SE ENGINEERING, P.L.L.C.
2020 CRITTEN POND
MCKINNEY, TEXAS 75064

SCALE: 1" = 100'

BASED ON BEARINGS AS FOR TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE 4209

LEGEND:

- 100' GRID
- 100' GRID
- 100' GRID
- 100' GRID

LOCATION MAP SCALE 1"=100'

[illegible]

DATE OF
PREPARATION
09-05-2025

SHEET NO. 2
OF 13 SHEETS

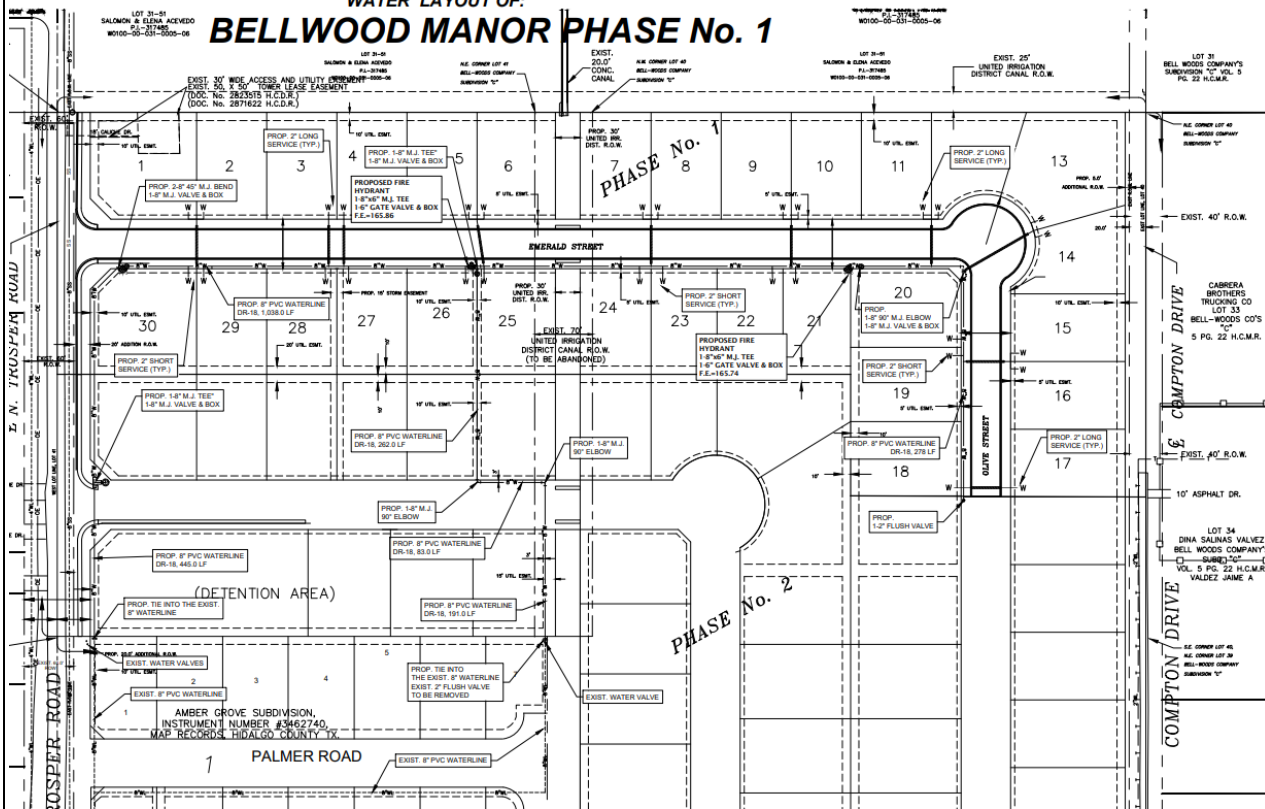
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TSPE F-22858 TBL5 10194796
2020 E. GRIFFIN PKWY, MISSISSIPPI, TX 78574 956-403-0787
S2ENGINEERINGPLLC.COM

AERIAL PHOTO

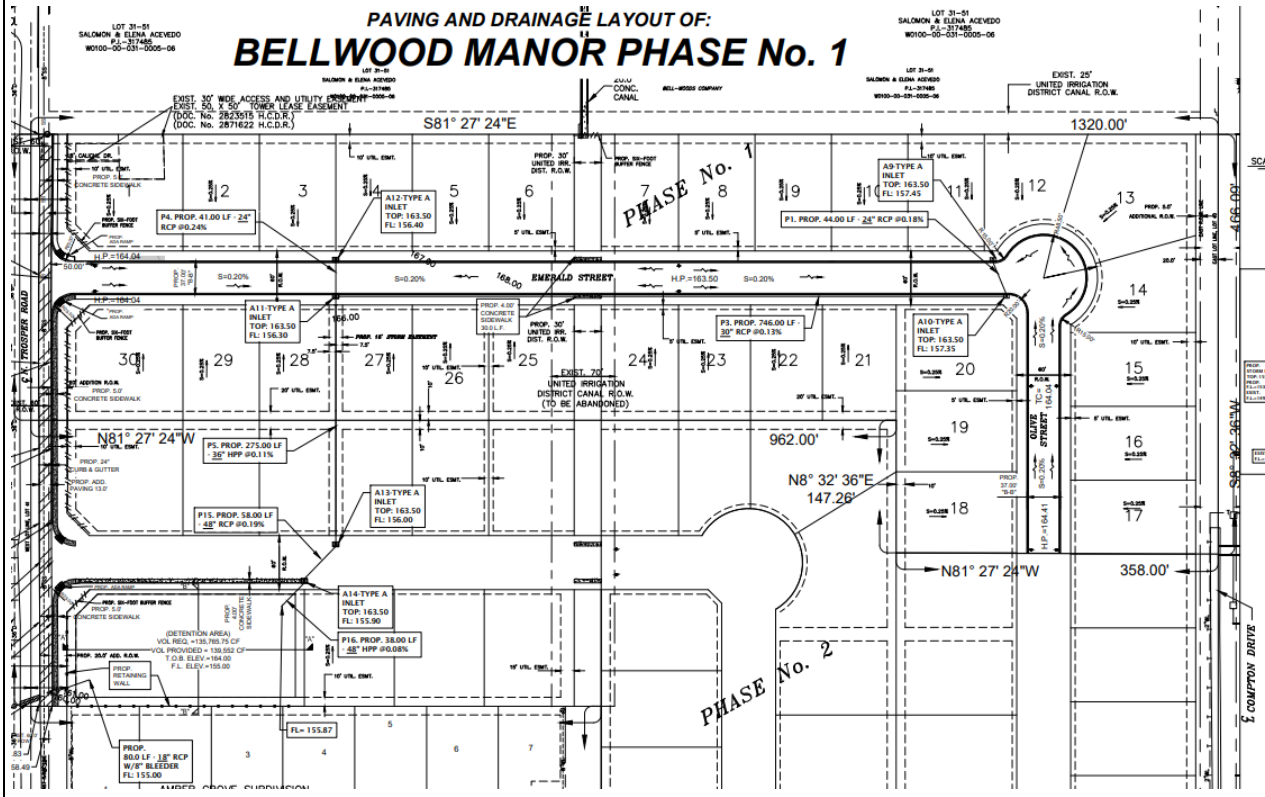


UTILITY LAYOUTS

WATER LAYOUT OF: BELLWOOD MANOR PHASE No. 1



PAVING AND DRAINAGE LAYOUT OF: BELLWOOD MANOR PHASE No. 1



STORM WATER DRAINAGE STATEMENT

DRAINAGE STATEMENT

Bellwood Manor Subdivision

Mission, Texas



Bellwood Manor Subdivision is a proposed 70 multi-family lot subdivision that will be built out in two phases as part of the master plan. Phase 1 will consist 30 multi-family lot. This subdivision is within the City of Mission, Tx. Located on the east side of Trosper Rd. and approximately 1,970 ft north of W Mile 2 Rd. This tract of land containing 26.79 acres of land, situated in Hidalgo County, Texas, 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, Bell-Woods Company's subdivision "C", Hidalgo County, Texas, map s subdivision "C", Hidalgo County, Texas, map reference: Volume 5, page 22, map records, Hidalgo County, Texas.

The proposed subdivision is in Zone "C" (No shading) according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding.

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28); hydrologic group B. Brennan fine sandy loam (4); hydrologic group B. Hidalgo fine sandy loam (25); hydrologic group B. Cuevitas-Randado complex (51); hydrologic group D.

The existing runoff sheet flows overland towards Trosper Rd and runs south to an inlet. Said inlet is located on the West side of Trosper Rd. approximately 500ft south of proposed subdivision. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 23.00 cfs of runoff. The proposed runoff after development is 121.57 cfs for a 50-year storm event. The proposed project will have an approximate increase of 98.57 cfs of storm runoff for a 50-year storm event.


In accordance with Hidalgo County drainage requirements, 135,765.75cubic feet (5,028.36 cubic yard) of runoff will need to be detained for a 50-year storm event. Runoff will be detained by proposed detention pond which will be maintained by Bellwood Manor HOA. Total detention volume will be excavated during phase 1. The development surface is to be graded to direct storm water surface runoff towards proposed paved curb and gutter streets. Said storm water surface runoff will be intercepted by proposed type "A" curb inlets to be installed at appropriate locations. Curb inlets will be connected to an appropriately sized drain pipeline system, which will out fall into a proposed detention facility. This system will bleed out into City of Mission system at the existing 10-year storm event runoff to ensure no increase of runoff.

STORM WATER DRAINAGE STATEMENT



7-7-25

Jose N. Saldivar, P.E.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<u>Alexis Lozano</u> <u>8/01/2025</u>	
H.C.D.D. NO. 1 DATE	