



**MEETING DATE:** August 25, 2025

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

**AGENDA ITEM:** Plat Approval for El Milagro Subdivision Phase I, being 176.574 acres being a part or all of Lots 9-7, 9-8, 9-10, 10-8, 10-9, 10-10, 11-7, 11-8, 11-9, West Addition to Sharyland, Developer: Charco Land Sales, LLC, Engineer: Melden & Hunt, Inc. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- April 14, 2021 – City Council convened for Preliminary Plat Approval
- November 3, 2022 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- August 1, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- August 25, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is between S. Conway Ave. and Anzaldua Highway north of Los Indios Highway.
- This development is a Planned Unit Development (PUD) consisting of 475 mixed use lots including commercial and civic lots.
- Water and sewer services are provided by the City. There is a total of 38 fire hydrants via direction of the Fire Marshall.
- The internal streets range from 12' one way, 20' one way, 32' two way, 36' two way, 46' and 52' Back-to-Back within 30', 50', 68', 70', 94' and 120' right-of-ways. This subdivision is only accessible from Anzalduas Hwy and Los Indios Parkway. The internal streets will be public.
- Storm water discharge will be into the Mission Pilot Channel of Hidalgo County Drainage District #1. The City's Engineering department has reviewed and approved the drainage report and design.

**STAFF RECOMMENDATION:**

Staff recommends approval

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *MRP*

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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