



MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Las Palmas at Bentsen Palm Phase II Subdivision (Private Subdivision), a tract of land containing 13.711 acres of land being a part or portion out of the South end of Porcion 52, located along the West side of S. Inspiration Road approximately 4,400 feet South of Mile 1 S. Road. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- September 10, 2026 – Final review of plat and construction plans deemed complete by SRC.
- September 28, 2026 - Plat, preliminary construction plans, and Subdivision Application submitted to the department.
- October 7, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- October 27, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located on approximately $\frac{3}{4}$ of a mile North of Military Road along the West side of S. Inspiration Road and just West of Las Palmas at Bensen Palm Phase I.
- Las Palmas at Bentsen Palm Phase II is a continuation of Phase I which will be a private subdivision consisting of 76 single family residential lots, and a detention pond being part of a master plan.
- This subdivision will have 2 access points both being from phase I. All internal streets will be private 32' B-B with curb and gutters within 50' right-of-way's.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the approved master drainage plan for the development. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Planned Unit Development (PUD) where the developer has designed the subdivision per their master plan for this area.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), city inspection fees at \$85 per hour, and Conveyance or Payment of Water Rights (\$3000xacre). All other format findings shall be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to recording the plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, city inspection 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

RECEIVED
9/28/26
AR

CITY OF MISSION SUBDIVISION APPLICATION



	PLAT FEES
Name: Rhodes Development, Inc.	5 ACRE PLAT OR LESS.....\$400
Address: 200 S. 10th Street, Ste. 1700	5+ ACRES.....\$500
City: McAllen, Texas 78502	Re-Plat Filing/Review\$300
Phone: (956) 287-2800	Separate Subdivision variance/open cuts, etc. \$150
Subdivision Name:	P&Z Date: City Council Date:
Las Palmas at Bentsen Palm Phase 2	

Urban (City) ☒	Suburban ETJ	Rural ETJ
Zone: PUD	Water Dist. HCID#18	School Dist.
La Joya ISD		

of Lots: Residential 78 Non-Residential Common Areas/Lots 2

Water CCN: SWSC LJWSC MUD

WATER		SEWER	
L. F. of 8"	Water Lines	L. F. of	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 &	Other:	
	\$	Suburban ETJ Only: MSR cost of Septic Tanks	
		\$	

15075601

1201 E. 8TH ST

REC#: 06774524 9/28/2026 9:01 AM
OPER: NDLC TERM: 007
REF#: 038305

TRAN: 550.0000 BUSINESS LICENSE
20260723-09/28/26 RHODES DEVELOPMENT INC
SITE PLAN REVIEW 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00

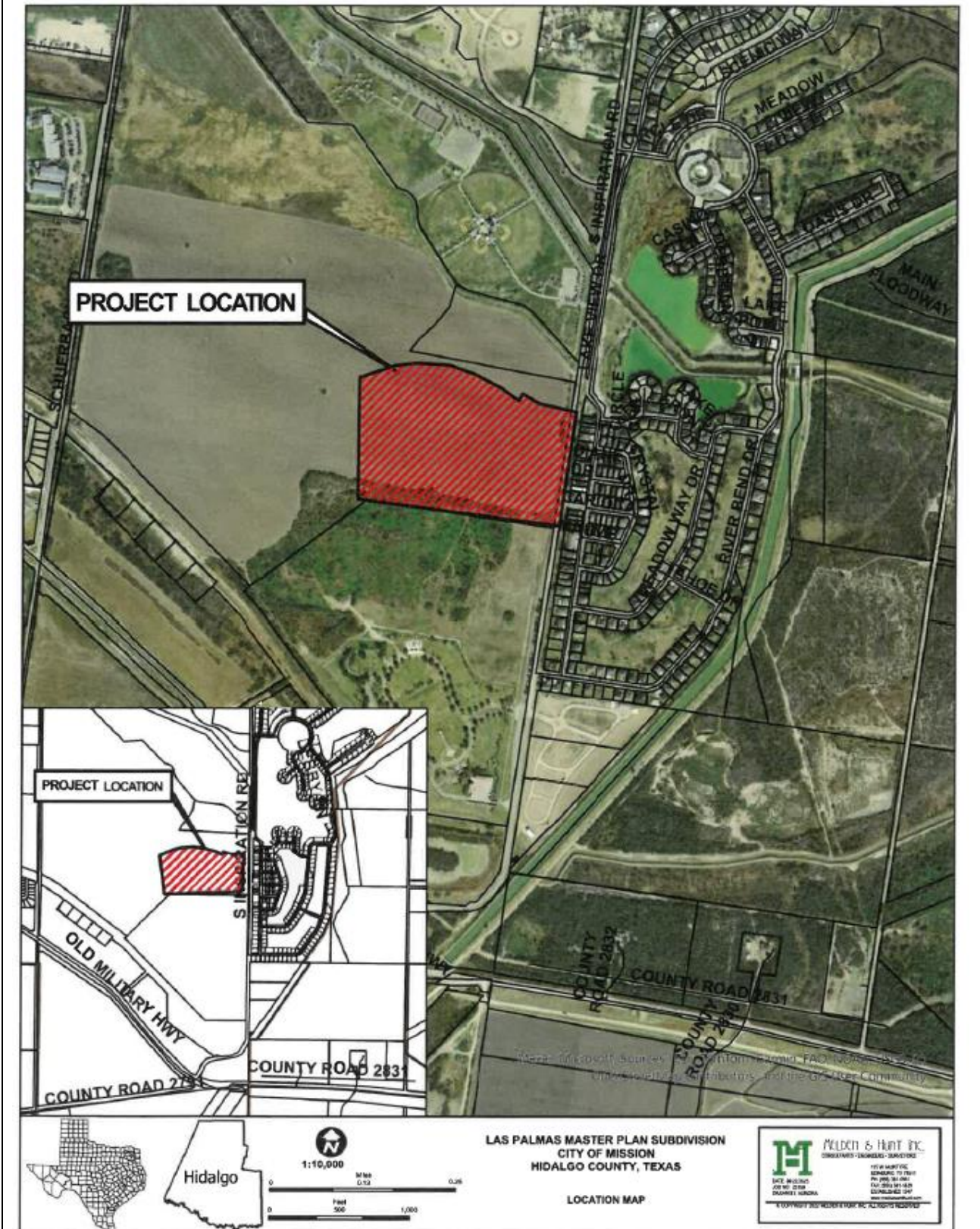
WATER CONSERVATION STAGE 2
THANK YOU AND HAVE A GREAT DAY!

STORM SEWER	
Wide Streets	L. F. of Storm Lines
Wide Streets	L. F. of Storm Lines
	L. F. of Storm Lines
	L. F. of Storm Lines
	L. F. of Storm Lines

Revised 2023

[illegible]

AERIAL





	A0-I	AGRICULTURAL OPEN INTERIM		R-3	MULTI-FAMILY RESIDENTIAL		C-4	HEAVY COMMERCIAL
	A0-P	AGRICULTURAL OPEN PERMANENT		R-4	MOBILE & MODULAR HOME		C-5	ADAPTIVE COMMERCIAL
	R-1A	LARGE LOT SINGLE FAMILY		R-5	HIGH DENSITY MFCTO HOUSING		L-1	LIGHT INDUSTRIAL
	R-1T	TOWNHOUSE RESIDENTIAL		C-1	OFFICE BUILDING		L-2	HEAVY INDUSTRIAL
	R-1	SINGLE FAMILY RESIDENTIAL		C-2	NEIGHBORHOOD COMMERCIAL		PUD	PLANNED UNIT DEVELOPMENT
	R-2	DUPLEX-FOURPLEX RESIDENTIAL		C-3	GENERAL BUSINESS		P	PUBLIC

DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement

LAS PALMAS AT BENTSEN PALM (MASTER)

Project #25159.00 Date: September 23, 2025 Revised: November 3, 2025

LAS PALMAS AT BENTSEN PALM (MASTER) A tract of land containing 33.167 acres situated in the City of Mission, Hidalgo County, Texas, being out of Porcion 52. This subdivision lies in Zone "B", which is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths 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, and in part in Zone "AH", which is defined as areas of 100-year shallow flooding where depths are between one(1) and three(3) feet; base flood elevation has been determined to be 113, but no flood hazard factors are determined. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located on the Northwest of the intersection of Military Parkway and S. Inspiration Road. The property is currently open with a proposed use of 158 residential lots and 5 common areas, currently inside the City of Mission, Texas.

The soil in this area (44) Olmito silty clay, which is in Hydrologic Group "C", these soils have a slow infiltration rate when thoroughly wet and (55) Reynosa silty clay loam, which is in Hydrologic Group "B", these soils have a moderate infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 12.16 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 84.32 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 72.16 c.f.s.

Surface runoff from the lots and the proposed streets will be caught by proposed Type "A" inlets placed at strategic locations and conveyed via said storm lines ranging from 24" to 42". The proposed storm system shall discharge into a proposed detention pond on the Southwest corner of this subdivision, which will discharge into an existing H.C.I.D. No. 18 drain ditch. The section of the H.C.I.D. No. 18 drain ditch, as included in Drainage Basins 38 and 43, discharges thru a 5'x5' box culvert under the Mission Main Canal, and has an ultimate outfall into the Mission Pilot Channel of the H.C.D.D. No. 1 System.

In accordance with the City of Mission's drainage policy, the difference between pre and post development storm runoff shall not increase during the 50-year rainfall event. Therefore, as per attached calculations, and in accordance with the Approved Master Drainage Plan for the development, the required detention of 198,516 cubic feet (4.557 ac-ft) shall be provided within said proposed detention pond.

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☐ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☐ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER	
H.C.D.D. NO. 1	DATE

11-3-25

M. A. Reyna 11-3-26
Mario A. Reyna, P.E. #117368
President

