

# SUBDIVISION APPLICATION

## CITY OF MISSION SUBDIVISION APPLICATION



<b>Name:</b> <u>Ingrid Izaguirre</u>	<b>PLAT FEES</b>
<b>Address:</b> <u>2121 E. Griffin Parkway Suite 2</u>	5 ACRE PLAT OR LESS.....\$400
<b>City:</b> <u>Mission, TX</u>	5+ ACRES.....\$500
<b>Phone:</b> <u>956-584-0554</u>	Re-Plat Filing/Review .....\$300
<b>Subdivision Name:</b> <u>IZAGI OAKS</u>	Separate Subdivision variance/open cuts, etc. \$150
	P&Z Date: _____ City Council Date: _____

Urban (City) X Suburban ETJ \_\_\_\_\_ Rural ETJ \_\_\_\_\_  
Zone: Residential Water Dist. Mission School Dist. Sharyland ISD

# of Lots: Residential 2 Non-Residential \_\_\_\_\_ Common Areas/Lots N/A

Water CCN: SWSC \_\_\_\_\_ LJWSC \_\_\_\_\_ MUD X

<u>WATER</u>		<u>SEWER</u>	
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
_____ L. F. of _____	Water Lines	_____ L. F. of _____	Sewer Lines
Other: <u>Single service tap</u>		Lift Sta: _____ N/A-Septic Use: _____	
Suburban MSR cost of water meters & ETJ Only: _____		Other: <u>Single service tap</u>	
\$ <u>n/a</u>		Suburban ETJ Only: MSR cost of Septic Tanks	
		\$ <u>n/a</u>	

15075601

1201 E. 8TH ST

REC#: 06359644 7/23/2025 12:00 PM  
OPER: NDLC TERM: 007  
REF#: 2560

TRAN: 550.0000 BUSINESS LICENSE  
20250576-07/23/25 IZAGUIRRE, INGRID  
REZONING 400.0000

TENDERED: 400.00 CHECK  
APPLIED: 400.00-

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

Revised 2023

PLAT
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DATE OF PREPARATION: 07/10/25	SHEET NO. 1 OF 6 SHEETS	PROJECT: 18-11 Rogers Highway/Anderson Road/NEW RAMP-DRA DATE PREPARED BY: [blank] PREPARED BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank] DATE REVIEW: [blank] REVIEW BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]
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AERIEL PHOTO



# ZONING MAP



## VARIANCE REQUEST



July 11, 2025

Xavier Cervantes, AICP, CPM  
Planning Director  
City of Mission  
6090 North Inspiration Road  
Mission, TX 78572

**RE: Variance Request –IZAGI OAKS SUBDIVISION**

Dear Mr. Cervantes,

On behalf of the property owner, we respectfully submit this letter to request a **variance from the City of Mission's 50-foot right-of-way (ROW) requirement** for the proposed **IZAGI OAKS Subdivision**, a 2-lot single-family residential subdivision.

The subdivision is located on the east side of N. Glasscock Road, approximately 500 feet north of E. Mile 2 Road, and consists of a 2.50-acre tract of land out of Lot 293, John H. Shary Subdivision, as recorded in Volume 1, Page 17, of the Hidalgo County Map Records.

We are requesting this variance based on the following conditions:

- The proposed subdivision consists of only **two (2) single-family residential lots**, each over 1 acre in size, and does not require a public street for circulation or high-density traffic.
- There is an existing **30-foot-wide shared private access easement** that has historically provided access to **three existing residential homes**. This access road is privately maintained and already constructed.
- The current homeowners along this shared private road have **granted permission to allow access for Lot 2 of the IZAGI OAKS SUBDIVISION** via this existing road. As such, no new public infrastructure is being proposed or required for this development.

Given these factors, we respectfully request approval of this variance and permission to allow Lot 2 to access through the existing private 30-foot shared access road in lieu of dedicating a 50-foot public ROW.

Should you have any questions or need additional information, please feel free to contact me at (956) 240-3246 or [diana.izaguirre@yahoo.com](mailto:diana.izaguirre@yahoo.com).

Respectfully,

A handwritten signature in blue ink, appearing to read "Diana Izaguirre".

Diana Izaguirre, President  
Izaguirre Engineering Group LLC.

## AUTHORIZATION LETTER TO USE PRIVATE DRIVEWAY

July 28, 2025

To Whom It May Concern,

I, Mauricio Gomez, am the owner of the property located at 3214 N Glasscock Rd, TX. The legal description of this property is as follows:

JOHN H SHARY - E594'-N330'-S660' & W726'-N30'-S510' LOT 293 & N165'-S660'-W600'  
LOT 294 — 7.18 Acres

This letter is to confirm that I am granting permission to the owners or developers of the adjacent subdivision described as follows:

IZAGI OAKS — A 2.50-acre tract of land, more or less, being the west 176.00 feet of the north 1,500 feet of the north ten acres of Lot 293, John H. Shary Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 42, Map Records, Hidalgo County, Texas, and further described in Affidavit of Heirship (Document No. 1171462, Hidalgo County Official Records, Texas).

Permission is granted for access and use of the private road that leads into and out of 3214 N Glasscock Rd for purposes of ingress and egress to the described subdivision property.

This permission is granted with full knowledge and consent and shall remain in effect unless otherwise revoked in writing.

Sincerely,



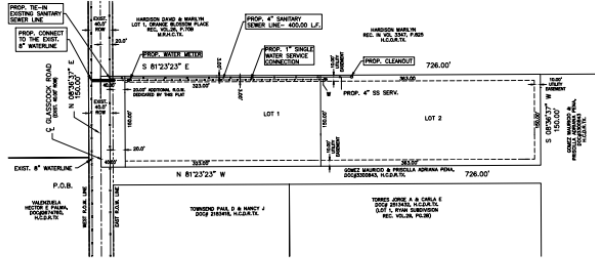
Mauricio Gomez

Owner of 3214 N Glasscock Rd, TX

# UTILITY LAYOUTS

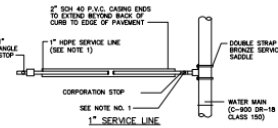
ALL WATERLINE CONSTRUCTION SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT STANDARDS. CONTRACTOR SHALL REFERENCE AGUA SPECIAL UTILITY DISTRICT DETAILS WHENEVER CONFLICTS ARISE.

## IZAGI OAKS MAP OF UTILITIES DISTRIBUTION

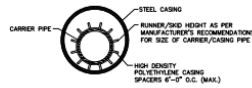


### NOTES:

1. SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
2. 1" SERVICE LINES SHALL BE 30" R. H.P.C. WITH D-2737.
3. 2" SERVICES REQUIRE BOTH COMP. STOP AND CAST IRON VALVE.
4. 3" SERVICE REQUIRED FOR EACH LOT.
5. 2" ANGLE STOPS REQUIRED FOR 2" SERVICES AT METER LOCATION.
6. A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.



TYPICAL WATER SERVICE CONNECTION  
NOT TO SCALE

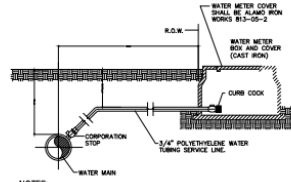


CARRIER PIPE SIZE	PIPE COATING	MIN. WALL THICKNESS
6"	30"	0.2325"
8"	30"	0.2325"
10"	30"	0.2325"
12"	30"	0.2325"
14"	30"	0.2325"
16"	30"	0.2325"
18"	30"	0.2325"
20"	30"	0.2325"
24"	30"	0.2325"
30"	48"	0.4225"

### GENERAL NOTES:

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASUREMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT.
4. ON PIPE CASING INSTALLATION, CASING SPACERS SHALL BE SCURED ON EACH END OF THE ENCASUREMENT.
5. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
6. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

### WATER BORING INSTALLATION



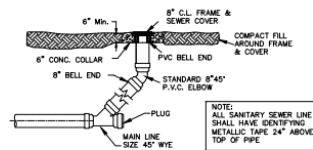
### NOTES:

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. WATER METER COVER SHALL BE ALUM. ROUN WORKS 813-05-2.
3. ALL WATER MAINS HAVE 8.17' D. COVER FROM FINISHED GRADE.
4. WATER BOD SHALL BE CAST IRON.
5. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
6. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
7. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 2" OR LESS.

### CONSTRUCTION NOTES:

- A. WATER VALVE COVER
- B. CUMULOCK
- C. WATER BOD & METER PROVIDED
- D. WATER TURNING SERVICE LINE
- E. CONFORMATION STOP
- F. WATER MAIN

### SERVICE CONNECTION NOT TO SCALE



SANITARY SEWER CLEANOUT DETAIL

SCALE: 1" = 60'



IZAGI OAKS  
UTILITIES LAYOUT

**IZAGUIRRE**  
Engineering Group LLC  
2121 E. GREEN PERRY SUITE 2  
MISSION, TEXAS 78274  
PHONE (512) 584-5544  
FAX (512) 584-5549

DATE OF PREPARATION: 07/10/25

SHEET NO. 3  
OF 3 SHEETS