



MEETING DATE: June 17, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance from the City's minimum R-1T Townhouse Residential District frontage requirement of 25 feet for the proposed Abrego Abodes Subdivision, being a 0.400 acre tract of land out of Lot 182, John H. Shary Subdivision, Developer: Abrego & Sons, Inc., Engineer: Melden & Hunt Inc., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 - Subdivision Application submitted to the City. Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- May 28, 2026 – Final review of plat and construction plans deemed complete by SRC.
- June 17, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- June 23, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- Abrego Abodes Subdivision consists of 6 townhome lots located on the Southeast corner of S. Glasscock Road and E. 2-1/2 Street approximately 2,145 linear feet North of Glasscock Road's intersection with E. Expressway 83.
- The subdivision lots will have access from E. 2-1/2 Street, which will be widened and improved to include curb & gutters and equipped with all the infrastructure to supply and service the new development. Glasscock Road will also be widened and paved with curb & gutters. The Engineering Department has reviewed and approved the drainage report.
- The tract of land was rezoned from C-2 to R-1T on January 21, 2026, by P&Z and approved by City Council on February 10, 2026.
- The subdivision engineer is requesting a variance on behalf of the owner for consideration: Melden & Hunt, Inc. on behalf of the developer, Abrego and Sons, Inc. and regarding this subdivision hereby request a variance to the minimum lot frontage as specified in Appendix A – Zoning Article VIII – Use District and Conditional Uses, Section 1.372 – R1T Townhouse Residential District. Proposed 20' frontage (2,000 sq. ft.). Required is 25' frontage (2,000 sq. ft.) for Lots 2-6.

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), and all other format findings will 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 recommend approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, approval of the infrastructure from the different City departments as per the approved construction plans and denial of the variance requested.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Name: Abrego & Sons, Inc.
Address: P.O. Box 4411
City: Mission, TX 78572
Phone: c/o (956) 381-0981
Subdivision Name: Abrego Abodes Subdivision

5 ACRE PLAT C

5+ ACRES..... 15075601
1201 E. 8TH ST

Re-Plat Filing/R

Separate Subdi

P&Z Date:

REC#: 06592332 3/20/2026 2:38 PM
OPER: RA TERM: 053
REF#: 4157

TRAN: 550.0000 BUSINESS LICENSE
20260261-03/20/26 ABREGO & SONS INC
ABREGO ABODES SUBD 400.00CR

Urban (City) X Suburban ETJ _____
Zone: R1-T Water Dist. UID
Sharyland ISD

TENDERED: 400.00 CHECK
APPLIED: 400.00-
CHANGE: 0.00

of Lots: Residential 6 Non-Residential _____

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

Water CCN: SWSC LJWSC MUD

WATER

See Plans L. F. of _____ Water Lines
_____ L. F. of _____ Water Lines

Other: _____

Suburban MSR cost of water meters &
ETJ Only: Membership costs \$ _____

SEWER

See Plans L. F. of _____ Sewer Lines
_____ L. F. of _____ Sewer Lines

Lift Sta: _____ N/A-Septic Use: _____

Other: _____

Suburban ETJ Only: MSR cost of Septic Tanks
\$ _____

STREETS

See Plans L. F. of _____ Wide Streets
_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

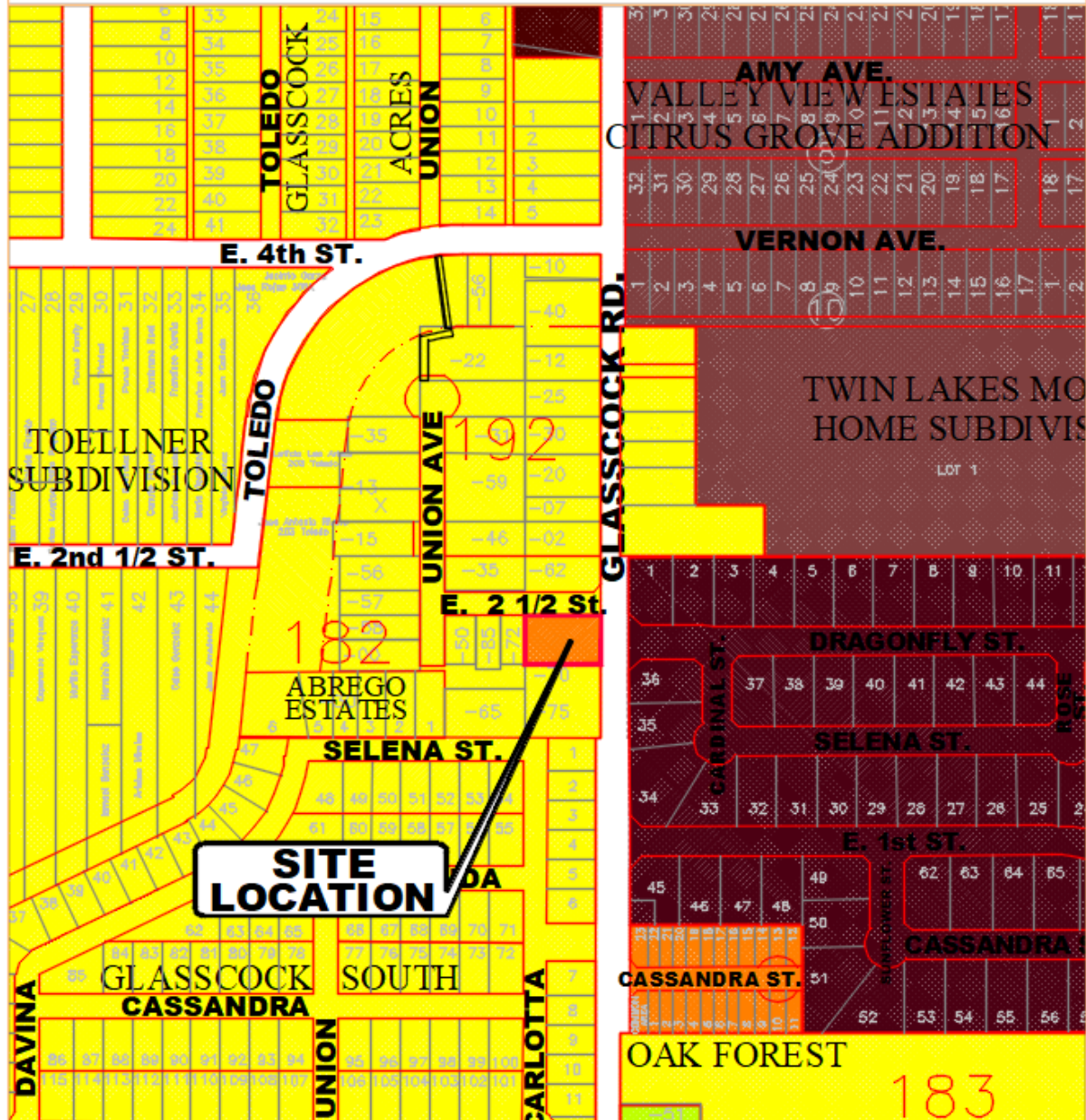
See Plans L. F. of _____ Storm Lines
_____ L. F. of _____ Storm Lines

_____ L. F. of _____ Storm Lines

AERIAL



ZONING MAP



ZONING LEGEND

	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 MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-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,

Drainage Statement
ABREGO ABODES SUBDIVISION
Project #25170.00 Date: May 7th, 20
Revised: June 29, 2026

☐ REJECTED
☒ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☒ TO CITY
☒ DISCHARGE PERMIT REQUIRED
☐ DISTRICT FACILITY
☒ CITY FACILITY
☐ OTHER

[Signature]
H.C.D.D. NO. 1



07/06/26
DATE

ABREGO ABODES SUBDIVISION A tract of land containing 0.400 of an acres situated in the City of Mission, Hidalgo County, Texas, consisting of 0.4000 of an acres out of Lots 172 John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Official Records. This subdivision is in flood Zone "X" (Unshaded). Zone "X" (unshaded) are areas determined to be outside the 500-year floodplain. Community panel No. 480345 0005 C, Map Revised date: November 20, 1991. The property is located on the West side of Glasscock Road and approximately 2,145.00 linear feet North of Glasscock Road's intersection with E. Expressway 83. The property is currently open with a proposed use of 6 residential townhomes lots currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay loam 0 to 1 percent slopes, which are in Hydrologic Group "B". (31) Hidalgo-Urban land complex, 0 to 1 slope percent, which are in Hydrologic Group "B". And (54) Raymondville-Urban land complex, 0 to 1 percent slopes, which are in Hydrologic Group "C". For this report, we will use soil type "C", the most common soil on the site. These soils have moderate infiltration rates when thoroughly wet. (See excerpts from "Soil Survey of Cameron County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 0.52 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 2.29 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 1.77 c.f.s.

The proposed drainage for this subdivision shall consist of an on-site detention swale which will then sheet flow to the proposed curb and gutter on E 2 ½ Street and ultimately discharged into an existing Hidalgo County Drainage District No. 1 drain system.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 50-year rainfall event due to the offsite improvements for this subdivision. Therefore, as per attached calculations, 1,670 cubic feet of detention will be required as per Hidalgo County Drainage District requirements.



[Signature]
Ruben James De Jesus, P.E. #126282

6 Jun 2024
Date:

VARIANCE REQUEST



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

City of Mission Planning & Zoning Dept.
Mr. Xavier Cervantes, Director of Planning & Zoning
1201 E 8th ST.
Mission, TX 78572

Re: Variance Request- Abrego Abodes Subdivision

Dear Mr. Cervantes,

On behalf of the developer, Abrego and Sons and regarding the above-mentioned subdivision, we are respectfully requesting the following variance from the City of Mission Subdivision Ordinance:

1. Mission, Texas - Code of Ordinances APPENDIX A - ZONING ARTICLE VIII. - USE DISTRICTS AND CONDITIONAL USES Section 1.372. - R-1T townhouse residential district: 5. Area requirements: c. Minimum lot frontage on a public street:

Proposed Lot Width is 20'.

Your consideration of this request is greatly appreciated. We would like to be included at your next available Planning and Zoning meeting. If you have any questions or need further information, please feel free to contact me at (956) 381-0981.

Respectfully,

MELDEN & HUNT, INC.



Ruben James De Jesus, P.E.
Vice President