



MEETING DATE: April 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: The Orchards at the James Subdivision, a tract of land containing 10.06 acres of land, situated in Hidalgo County, Texas, being part or portion of Lot 26-11, West Addition to Sharyland Subdivision, AO-I (Proposed R-1A), Developer: Earth Works Development, Inc., Engineer: Javier Hinojosa Engineering, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 10, 2024 – Plat, preliminary construction plans, and Subdivision Application submitted to the City and first review by the Staff Review Committee.
- December 17, 2024 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- March 19, 2025 – Latest request to change the zoning for this site
- April 4, 2025 – Final review of plat and construction plans deemed complete by SRC.
- April 16, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- April 28, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- The proposed The Orchards at the James Subdivision consists of thirty-four single family residential lots and it is located along the East side of N. Bryan Road approximately 1,280 feet North of E. Griffin Parkway (F.M. 495).
- This project is part of a Master Plan whereas the developer will be required to comply with all the land use and infrastructure planning requirements.
- The proposed subdivision is consistent with the surrounding single-family residential district area.
- Water and Sewer services will be provided by the City of Mission.
- Storm water drainage requirements meet the current standard for a 50-year storm event.
- The widening of Bryan Road in conformance with the thoroughfare plan, The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$500xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the subdivision recording.

- All items on the subdivision checklist will be addressed prior to the recording of the plat.
- The proposed Las Brisas Drive, a public street, will connect to Las Brisas Drive in the Sunterra Estates Subdivision.
- The proposed lots are in line with the proposed changes to the lot sizes for R1-A zoning.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: The widening of Bryan Road in conformance with the thoroughfare plan, Payment of Capital Sewer Recovery Fees, Payment Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

ATTACHMENT I – SUBDIVISION APPLICATION

CITY OF MISSION SUBDIVISION APPLICATION



Earth Works Development, Inc.
Name: Susan Kawamoto
Address: 2602 N. Bryan Road
City: Mission, Texas 78574
Phone: (415) 308-8079
Subdivision Name: THE ORCHARDS AT
THE JAMES SUBDIVISION

PLAT FEES

5 ACRE PLAT OR LESS.....\$400
5+ ACRES.....\$500
Re-Plat Filing/Review\$300
Separate Subdivision variance/open cuts, etc. \$150
P&Z Date: _____ **City Council Date:** _____

Urban (City) X **Suburban ETJ** _____ **Rural ETJ** _____
Zone: _____ **Water Dist.** _____ **School Dist.** _____

of Lots: Residential 30 **Non-Residential** _____ **Common Areas/Lots** 1

Water CCN: **SWSC** _____ **LJWSC** _____ **MUD** _____

WATER

315 L. F. of 12" Water Lines

1880 L. F. of 8" Water Lines

Other: _____

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

SEWER

1790 L. F. of 8" Sewer Lines

_____ L. F. of _____ Sewer Lines

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

Other: _____

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

STREETS

1600 L. F. of 32' Wide Streets

_____ L. F. of _____ Wide Streets

Other: _____

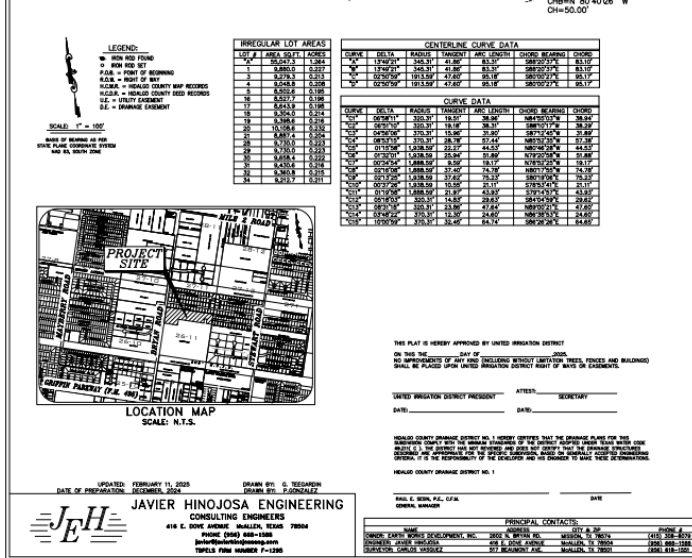
STORM SEWER

550 L. F. of 30" Storm Lines

600 L. F. of 24" Storm Lines

45 L. F. of 18" Storm Lines

ATTACHMENT II - PLAT

[illegible]

1. THESE ARE THE RULES OF THE GAME:

2. THE GAME IS TO BE PLAYED ON A BOARD 10 FEET LONG AND 10 FEET WIDE.

3. THE BOARD IS TO BE DIVIDED INTO FOUR EQUAL SQUARES, EACH 5 FEET BY 5 FEET.

4. THE SQUARES ARE TO BE Labeled A, B, C, AND D.

5. THE SQUARES ARE TO BE Labeled 1, 2, 3, AND 4.

6. THE SQUARES ARE TO BE Labeled 5, 6, 7, AND 8.

7. THE SQUARES ARE TO BE Labeled 9, 10, 11, AND 12.

8. THE SQUARES ARE TO BE Labeled 13, 14, 15, AND 16.

9. THE SQUARES ARE TO BE Labeled 17, 18, 19, AND 20.

10. THE SQUARES ARE TO BE Labeled 21, 22, 23, AND 24.

11. THE SQUARES ARE TO BE Labeled 25, 26, 27, AND 28.

12. THE SQUARES ARE TO BE Labeled 29, 30, 31, AND 32.

13. THE SQUARES ARE TO BE Labeled 33, 34, 35, AND 36.

14. THE SQUARES ARE TO BE Labeled 37, 38, 39, AND 40.

15. THE SQUARES ARE TO BE Labeled 41, 42, 43, AND 44.

16. THE SQUARES ARE TO BE Labeled 45, 46, 47, AND 48.

17. THE SQUARES ARE TO BE Labeled 49, 50, 51, AND 52.

18. THE SQUARES ARE TO BE Labeled 53, 54, 55, AND 56.

19. THE SQUARES ARE TO BE Labeled 57, 58, 59, AND 60.

20. THE SQUARES ARE TO BE Labeled 61, 62, 63, AND 64.

21. THE SQUARES ARE TO BE Labeled 65, 66, 67, AND 68.

22. THE SQUARES ARE TO BE Labeled 69, 70, 71, AND 72.

23. THE SQUARES ARE TO BE Labeled 73, 74, 75, AND 76.

24. THE SQUARES ARE TO BE Labeled 77, 78, 79, AND 80.

25. THE SQUARES ARE TO BE Labeled 81, 82, 83, AND 84.

26. THE SQUARES ARE TO BE Labeled 85, 86, 87, AND 88.

27. THE SQUARES ARE TO BE Labeled 89, 90, 91, AND 92.

28. THE SQUARES ARE TO BE Labeled 93, 94, 95, AND 96.

29. THE SQUARES ARE TO BE Labeled 97, 98, 99, AND 100.

30. THE SQUARES ARE TO BE Labeled 101, 102, 103, AND 104.

31. THE SQUARES ARE TO BE Labeled 105, 106, 107, AND 108.

32. THE SQUARES ARE TO BE Labeled 109, 110, 111, AND 112.

33. THE SQUARES ARE TO BE Labeled 113, 114, 115, AND 116.

34. THE SQUARES ARE TO BE Labeled 117, 118, 119, AND 120.

35. THE SQUARES ARE TO BE Labeled 121, 122, 123, AND 124.

36. THE SQUARES ARE TO BE Labeled 125, 126, 127, AND 128.

37. THE SQUARES ARE TO BE Labeled 129, 130, 131, AND 132.

38. THE SQUARES ARE TO BE Labeled 133, 134, 135, AND 136.

39. THE SQUARES ARE TO BE Labeled 137, 138, 139, AND 140.

40. THE SQUARES ARE TO BE Labeled 141, 142, 143, AND 144.

41. THE SQUARES ARE TO BE Labeled 145, 146, 147, AND 148.

42. THE SQUARES ARE TO BE Labeled 149, 150, 151, AND 152.

43. THE SQUARES ARE TO BE Labeled 153, 154, 155, AND 156.

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60. THE SQUARES ARE TO BE Labeled 221, 222, 223, AND 224.

61. THE SQUARES ARE TO BE Labeled 225, 226, 227, AND 228.

62. THE SQUARES ARE TO BE Labeled 229, 230, 231, AND 232.

63. THE SQUARES ARE TO BE Labeled 233, 234, 235, AND 236.

64. THE SQUARES ARE TO BE Labeled 237, 238, 239, AND 240.

65. THE SQUARES ARE TO BE Labeled 241, 242, 243, AND 244.

66. THE SQUARES ARE TO BE Labeled 245, 246, 247, AND 248.

67. THE SQUARES ARE TO BE Labeled 249, 250, 251, AND 252.

68. THE SQUARES ARE TO BE Labeled 253, 254, 255, AND 256.

69. THE SQUARES ARE TO BE Labeled 257, 258, 259, AND 260.

70. THE SQUARES ARE TO BE Labeled 261, 262, 263, AND 264.

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72. THE SQUARES ARE TO BE Labeled 269, 270, 271, AND 272.

73. THE SQUARES ARE TO BE Labeled 273, 274, 275, AND 276.

74. THE SQUARES ARE TO BE Labeled 277, 278, 279, AND 280.

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76. THE SQUARES ARE TO BE Labeled 285, 286, 287, AND 288.

77. THE SQUARES ARE TO BE Labeled 289, 290, 291, AND 292.

78. THE SQUARES ARE TO BE Labeled 293, 294, 295, AND 296.

79. THE SQUARES ARE TO BE Labeled 297, 298, 299, AND 300.

80. THE SQUARES ARE TO BE Labeled 301, 302, 303, AND 304.

81. THE SQUARES ARE TO BE Labeled 305, 306, 307, AND 308.

82. THE SQUARES ARE TO BE Labeled 309, 310, 311, AND 312.

83. THE SQUARES ARE TO BE Labeled 313, 314, 315, AND 316.

84. THE SQUARES ARE TO BE Labeled 317, 318, 319, AND 320.

85. THE SQUARES ARE TO BE Labeled 321, 322, 323, AND 324.

86. THE SQUARES ARE TO BE Labeled 325, 326, 327, AND 328.

87. THE SQUARES ARE TO BE Labeled 329, 330, 331, AND 332.

88. THE SQUARES ARE TO BE Labeled 333, 334, 335, AND 336.

89. THE SQUARES ARE TO BE Labeled 337, 338, 339, AND 340.

90. THE SQUARES ARE TO BE Labeled 341, 342, 343, AND 344.

91. THE SQUARES ARE TO BE Labeled 345, 346, 347, AND 348.

92. THE SQUARES ARE TO BE Labeled 349, 350, 351, AND 352.

93. THE SQUARES ARE TO BE Labeled 353, 354, 355, AND 356.

94. THE SQUARES ARE TO BE Labeled 357, 358, 359, AND 360.

95. THE SQUARES ARE TO BE Labeled 361, 362, 363, AND 364.

96. THE SQUARES ARE TO BE Labeled 365, 366, 367, AND 368.

97. THE SQUARES ARE TO BE Labeled 369, 370, 371, AND 372.

98. THE SQUARES ARE TO BE Labeled 373, 374, 375, AND 376.

99. THE SQUARES ARE TO BE Labeled 377, 378, 379, AND 380.

100. THE SQUARES ARE TO BE Labeled 381, 382, 383, AND 384.

101. THE SQUARES ARE TO BE Labeled 385, 386, 387, AND 388.

102. THE SQUARES ARE TO BE Labeled 389, 390, 391, AND 392.

103. THE SQUARES ARE TO BE Labeled 393, 394, 395, AND 396.

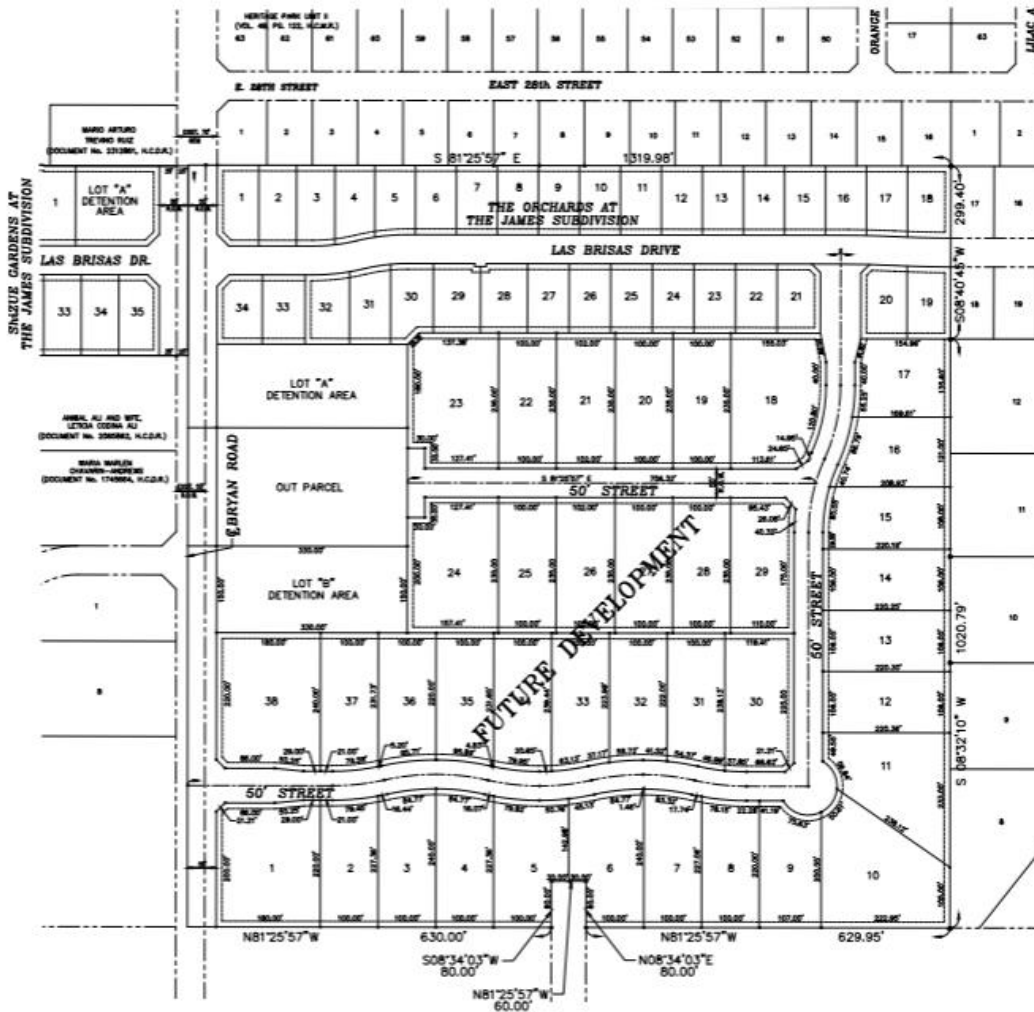
104. THE SQUARES ARE TO BE Labeled 397, 39

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ COMMISSIONER

TEPELS FIRM No. 10118600

TEPELS FIRM No. 10118600

ATTACHMENT III – MASTER PLAN



SCALE: 1" = 100'
 BASED ON BEARING AND PL
 STATE PLANE COORDINATE S
 AND 43, SOUTH ZONE

MASTER PLAN
 THE ORCHARDS AT THE JAMES SUBDIVISION

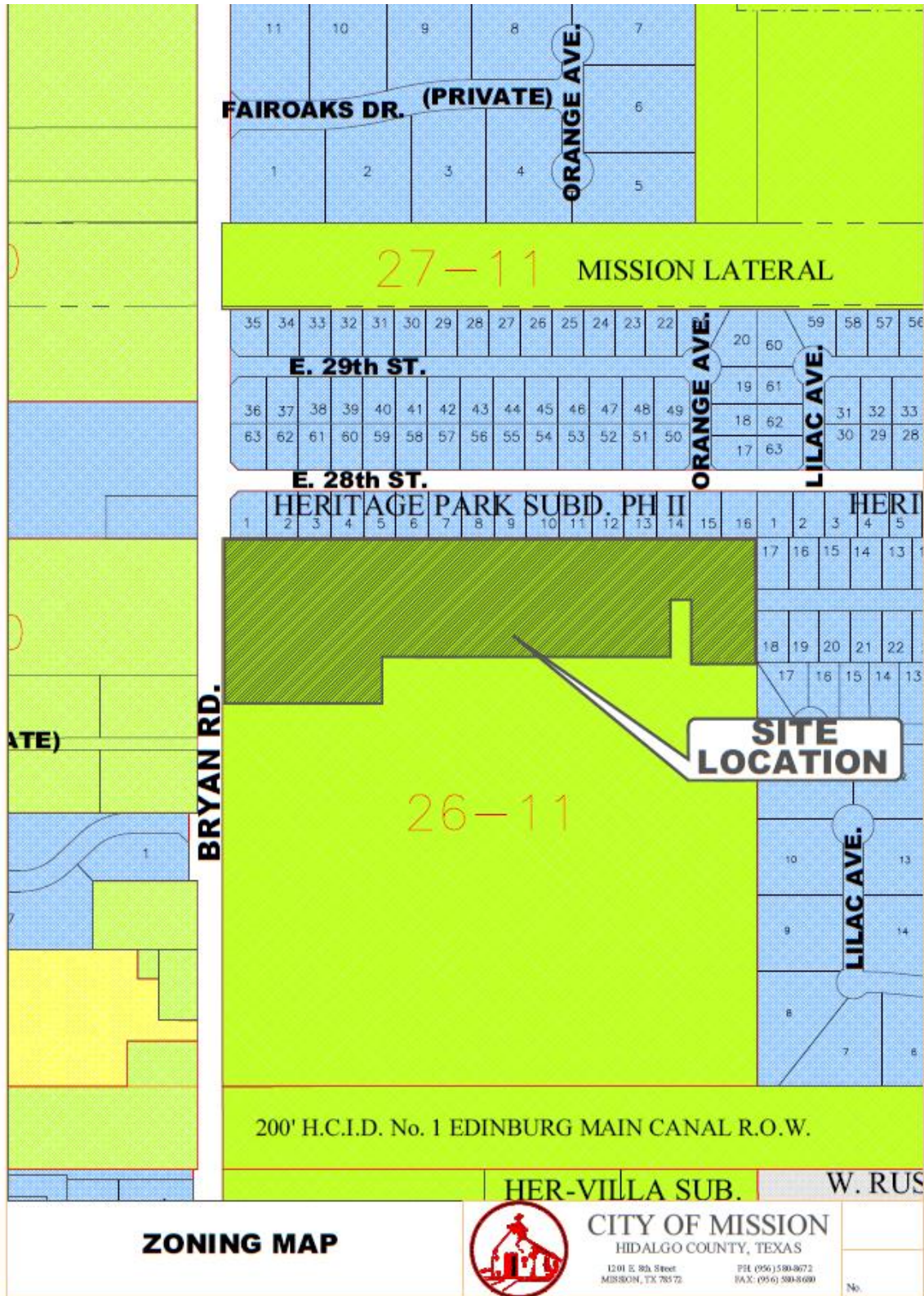
ATTACHMENT IV - AERIAL



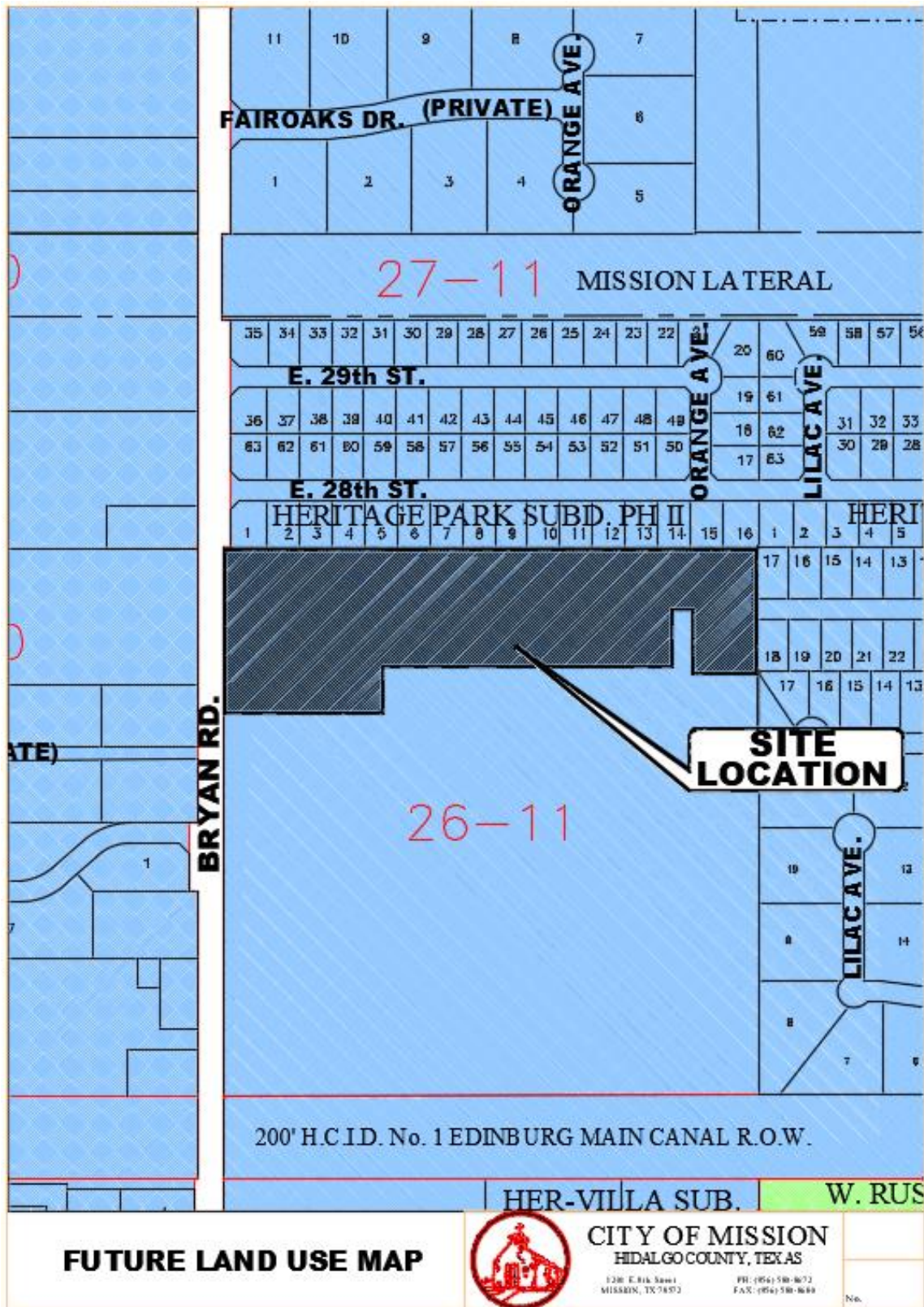
ATTACHMENT V – STREET VIEW



ATTACHMENT VI – ZONING MAP



ATTACHMENT VII – FUTURE LAND USE MAP



[illegible]

DRAINAGE REPORT

Drainage Statement THE ORCHARDS AT THE JAMES SUBDIVISION Mission, Texas

Introduction

The Orchards at the James Subdivision is a 10.06 acre tract of land out of Lot 26-11, West Addition to Sharyland Subdivision as recorded in Volume 1, Page 56, Hidalgo County Map Records. The subdivision is located along the east side of Bryan Road approximately 2,475 feet north of Griffin Parkway (F.M. 495) and is within the city limits of Mission, Texas.

Flood Plain

The Orchards at the James Subdivision is located in Zone "C" on a Flood Insurance Rate Map, Community Panel No. 480334 0400C, map revised November 16, 1982. Zone "C" is defined as "areas of minimal flooding (no shading)." The minimum finish floor elevation shall be 18" above the top of curb as measured at the center of each lot.

Soil Conditions

According to the soil survey report prepared for Hidalgo County by the USDA Natural Resources Conservation Service. The soils in this subdivision are found to be Hidalgo Sandy Clay Loam (28) which is moderately pervious with a relatively low plasticity index.

Pre-developed Conditions

The current land use for this property has been used for agricultural purposes and has an existing runoff in a northeasterly direction. Based on an existing 10-year storm, a total storm runoff of 5.84 cubic feet per second is being generated by this subdivision.

Proposed Conditions


The Orchards at the James Subdivision is a proposed 34 single-family lot subdivision. Drainage shall be accomplished within this development with the placement of curb inlets to intercept drainage runoff generated by this subdivision. Pipe sizes shall range from a 24" to 36" throughout the subdivision and will discharge into a proposed detention pond located at the southwest corner of this project. This development will increase runoff to a maximum of 42.54 cubic feet per second based on the 50-year storm frequency for an increase Q of 36.70 cubic feet per second. Required detention for the subdivision is 64,408 cubic feet (1.479 Ac.Ft.). The proposed detention pond has a capacity of 171,572.3 cubic feet, with the developer having the option of using this excess for a future phase. The discharge from the detention pond will be less than or equal to the pre-developed 10-storm frequency and will flow through an 18" storm drain at a slope of 0.307% into a proposed manhole (*by ShiZue at The James Subdivision*) along the east side of Bryan Road. From this manhole, a proposed 36" storm drain (*by ShiZue at The James Subdivision*) will be

DRAINAGE REPORT

placed flowing to the north at a slope of 0.101% and tie into the H.C.D.D. #1 Mission Lateral.

J. Hinojosa 2/12/25
Javier Hinojosa, 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 type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER _____	
<i>Ken G</i>	3-4-25
H.C.D.D. NO. 1	DATE

* Contingent on completion of improvements
as proposed for Shizne Gardens at the Inner Subl.