



MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Estates at Bryan Subdivision (Private Subdivision), being a tract of land containing 10.00 acres being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision located along the West side of N. Bryan Road approximately 2,505 feet North of Mile 2 Road.
Developer: RAM RGV, Inc., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- July 30, 2021 – Initial plat, preliminary construction plans, and Subdivision Application submitted to the City. Updated application submitted on November 13, 2025
- November 6, 2025 – Final review of plat and construction plans deemed complete by SRC.
- November 19, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- This development is located 2,505 feet North of Mile 2 Road on the West side of N. Bryan Road.
- The Estates at Bryan Subdivision will be a private subdivision consisting of 16 single family residential lots, and 2 detention ponds.
- This subdivision will have 1 main access point being from N. Bryan Road. The internal street will be a private 32' B-B with curb and gutters within a 50' right-of-way.
- Water and sanitary sewer will be serviced by the City of Mission. In accordance with the City of Mission drainage policy, the peak rate of runoff will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, the required 32,788 cubic feet of detention will be provided within the proposed detention ponds. The Engineering Department has reviewed and approved the drainage report.
- The tract of land is currently zoned Large Lot Single Family Residential District (R-1A). The average lot will measure 150'x140' consistent with the R-1A zoning.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), and Conveyance or Payment of Water Rights (\$3000xac.). 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 the recording of the plat.

STAFF RECOMMENDATION:

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

CITY OF MISSION SUBDIVISION APPLICATION



Name: RAM RGV INC
Address: 300 N. Mockingbird Ave
City: Mission, TX 78572
Phone: c/o (956) 381-0981
Subdivision Name: _____
THE ESTATES ON BRYAN

PLAT FEES

5 ACRE PLAT OR LESS.....\$250
5+ ACRES.....\$300
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: A0-1 Water Dist. UID School Dist. MISSION CISD
of Lots: Residential 14 Non-Residential _____ Common Areas/Lots _____
Water CCN: SWSC _____ LJWSC _____ MUD _____

WATER

1170 L. F. of 8" Water Lines
_____ L. F. of _____ Water Lines

Other: _____

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

SEWER

1142 L. F. of 12" Sewer Lines
_____ L. F. of _____ Sewer Lines

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

Other: _____

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

STREETS

1170 L. F. of 32' Wide Streets
_____ L. F. of _____ Wide Streets

Other: _____

STORM SEWER

190 L. F. of 36" Storm Lines
378 L. F. of 30" Storm Lines

3040 L. F. of 24" Storm Lines

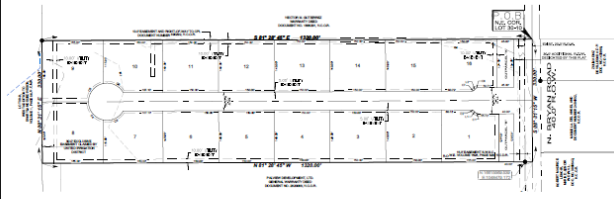
Filing Fee: \$ _____
*Non-Refundable

Receipt #: 20210435

Owner/Agent

7-30-21
Date

PLAT



Lot #	Size, sq. ft.	Area
1	17,019.80	0.493
2	17,000.00	0.493
3	17,000.00	0.493
4	17,000.00	0.493
5	17,000.00	0.493
6	17,000.00	0.493
7	17,000.00	0.493
8	28,756.22	0.801
9	28,756.22	0.801
10	17,000.00	0.493
11	17,000.00	0.493
12	17,000.00	0.493
13	17,000.00	0.493
14	17,000.00	0.493
15	17,000.00	0.493
16	20,075.04	0.558
17	10,962.00	0.310

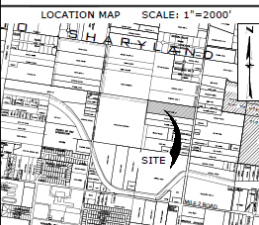
Curve Table						
Curve#	Length	Radius	Rate	Speed (km/hr)	Short Length	Tangent
01	0.000	0.000	000 00 00	000 00 00	0.00	0.00
02	0.000	0.000	000 00 00	000 00 00	0.00	0.00
03	0.000	0.000	000 00 00	000 00 00	0.00	0.00
04	0.000	0.000	000 00 00	000 00 00	0.00	0.00
05	0.000	0.000	000 00 00	000 00 00	0.00	0.00
06	0.000	0.000	000 00 00	000 00 00	0.00	0.00
07	0.000	0.000	000 00 00	000 00 00	0.00	0.00
08	0.000	0.000	000 00 00	000 00 00	0.00	0.00
09	0.000	0.000	000 00 00	000 00 00	0.00	0.00
10	0.000	0.000	000 00 00	000 00 00	0.00	0.00
11	0.000	0.000	000 00 00	000 00 00	0.00	0.00
12	0.000	0.000	000 00 00	000 00 00	0.00	0.00
13	0.000	0.000	000 00 00	000 00 00	0.00	0.00
14	0.000	0.000	000 00 00	000 00 00	0.00	0.00
15	0.000	0.000	000 00 00	000 00 00	0.00	0.00
16	0.000	0.000	000 00 00	000 00 00	0.00	0.00
17	0.000	0.000	000 00 00	000 00 00	0.00	0.00
18	0.000	0.000	000 00 00	000 00 00	0.00	0.00
19	0.000	0.000	000 00 00	000 00 00	0.00	0.00
20	0.000	0.000	000 00 00	000 00 00	0.00	0.00
21	0.000	0.000	000 00 00	000 00 00	0.00	0.00
22	0.000	0.000	000 00 00	000 00 00	0.00	0.00
23	0.000	0.000	000 00 00	000 00 00	0.00	0.00
24	0.000	0.000	000 00 00	000 00 00	0.00	0.00
25	0.000	0.000	000 00 00	000 00 00	0.00	0.00
26	0.000	0.000	000 00 00	000 00 00	0.00	0.00
27	0.000	0.000	000 00 00	000 00 00	0.00	0.00
28	0.000	0.000	000 00 00	000 00 00	0.00	0.00
29	0.000	0.000	000 00 00	000 00 00	0.00	0.00
30	0.000	0.000	000 00 00	000 00 00	0.00	0.00
31	0.000	0.000	000 00 00	000 00 00	0.00	0.00
32	0.000	0.000	000 00 00	000 00 00	0.00	0.00
33	0.000	0.000	000 00 00	000 00 00	0.00	0.00
34	0.000	0.000	000 00 00	000 00 00	0.00	0.00
35	0.000	0.000	000 00 00	000 00 00	0.00	0.00
36	0.000	0.000	000 00 00	000 00 00	0.00	0.00
37	0.000	0.000	000 00 00	000 00 00	0.00	0.00
38	0.000	0.000	000 00 00	000 00 00	0.00	0.00
39	0.000	0.000	000 00 00	000 00 00	0.00	0.00
40	0.000	0.000	000 00 00	000 00 00	0.00	0.00
41	0.000	0.000	000 00 00	000 00 00	0.00	0.00
42	0.000	0.000	000 00 00	000 00 00	0.00	0.00
43	0.000	0.000	000 00 00	000 00 00	0.00	0.00
44	0.000	0.000	000 00 00	000 00 00	0.00	0.00
45	0.000	0.000	000 00 00	000 00 00	0.00	0.00
46	0.000	0.000	000 00 00	000 00 00	0.00	0.00
47	0.000	0.000	000 00 00	000 00 00	0.00	0.00

Lab One Table		
Class	Length	Direction
101	1000	1000 00 0000
102	1000	1000 00 0000

LEGEND

- FOUND NAIL & NIBBING
- SET NAIL & NIBBING WITH PLASTIC CAP STAMPED MILDEN & HUNT
- ⌵ SET NAIL

LD SE - RIGHT OF WAY
DWR - RIGHT OF WAY SUBMITTAL
CMR - HEDALGO COUNTY MAP RECORD
CDR - HEDALGO COUNTY DEED RECORD
COH - HEDALGO COUNTY OFFICIAL RECORD
CON - NORTHEAST CORNER
BAND - BAND RAILWAY SUPPLY COMPANY
A/C - OF C&B A/C
APL - APPLICANT OF NIBBING
NVL - WARRANTY (DEED WITH VENDOR'S LIABILITY)
S/L - SET & LAY
P/L - POINT OF BEGINNING



 MELDEN & HUNT INC. JOURNALING • FANTASY • CRAFT • BEADING • & SURVIVAL PLANS	108 W. MAGNIFYING • SEASIDE, IL. 78041 PH: (409) 248-0847 • FAX: (409) 248-1745 ESTABLISHED 1987 • www.meldenandhunt.com		(NAME) <u> </u> DATE <u> </u>
	(SURVIVAL) <u> </u> DATE <u> </u>		(NAME) <u> </u> DATE <u> </u>
	(NAME) <u> </u> DATE <u> </u>		(NAME) <u> </u> DATE <u> </u>
	(NAME) <u> </u> DATE <u> </u>		(NAME) <u> </u> DATE <u> </u>

MAP OF THE ESTATES AT BRYAN SUBDIVISION

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 10.00 ACRES
SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION
OUT OF LOT 30-10, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDIN
TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINS 15.00 ACRES RETURNED IN THE COUNTY OF HEDALCO, TEXAS BEING A PART OF PORTION OUT OF LOT 30.15, WEST ADDITION TO SHARPLESS SUBDIVISION, ACCORDING TO THE PLAT THEREON RECORDED IN VOLUME 1, PAGE 86, HEDALCO COUNTY MAP RECORDS, AND THE PROPOSED UNITED IRRIGATION DISTRICT CANAL, RIGHT-OF-WAY (LAW ACQUISITION) OF AND 15.00 ACRES BEING CONVEYED TO RAM ROY, JR. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 157475, HEDALCO COUNTY OFFICIAL RECORDS, SAID 15.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- [illegible]

APPROVED BY DRAINAGE DISTRICT:

HEALDO COUNTY DRAINAGE DISTRICT NO. 1

RALPH E. SIESEN, P.E., C.F.M.
GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS
THE _____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TRENCHES, FENCES AND
BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR
EASEMENTS. ANYHOW, OF THIS PLAT DOES NOT RELEASE ANY RIGHT THAT THE DISTRICT
MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE OFFICERS OF SAID SUBDIVISION TO THE CITY OF MINNEAPOLIS, TRUNK AND WAPAKA PARK AS SUBDIVISIONED HEREIN, HEREBY CERTIFY THAT THE INTENT OF THE CITY OF MINNEAPOLIS IN THE GRANTING OF SAID PLAT IS FOR THE USE OF THE PUBLIC FORWARD ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, SEWERAGE AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DEEMED TO BE OF SAID PROPERTY THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NAME, SURNAME, BIRTHDAY	DATE
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(BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ AND
PROVED TO HER THROUGH HER TESSA DEPARTMENT OF PUBLIC SAFETY IDENTIFICATION CARD THAT SHE IS THE PERSONAL SECRETARIAN
OF _____ AS SUBSCRIBER TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY ASSESSED AND DECLARED THAT THE
SIGNATURE THEREON WAS HIS ACT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES ON 01/01/2014

STATE OF TEXAS
COUNTY OF HEDALGO

I, THE UNDERSIGNED, WARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

DATED THIS THE 20 DAY OF 20

WORLD A. RAYNA, LICENSED PROFESSIONAL ENGINEER No. 117286
STATE OF TEXAS
DATE PREPARED: 06/02/2005
DATE REVIEWED:
ENGINEERING JOB # 21085.00

I, ROBERTO N. TAMER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, SUCH AS

Page 10 of 10

ROBERTO N. YAMAZ, REGISTERED

DATE SURVEYED: 10/15/2020
SURVEY JOB #: 20072

CITY OF DENVER, COLORADO
COUNTY OF DENVER

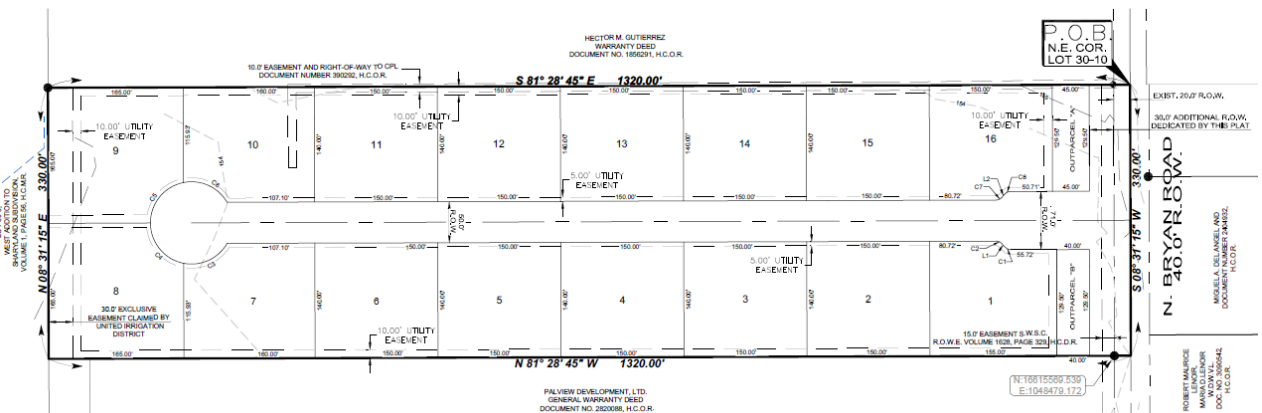
THIS PLAT OF THE SEATTLE AT BRYND SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DENVER, COLORADO AND IS HEREBY APPROVED BY SUCH COMMISSION.

1000

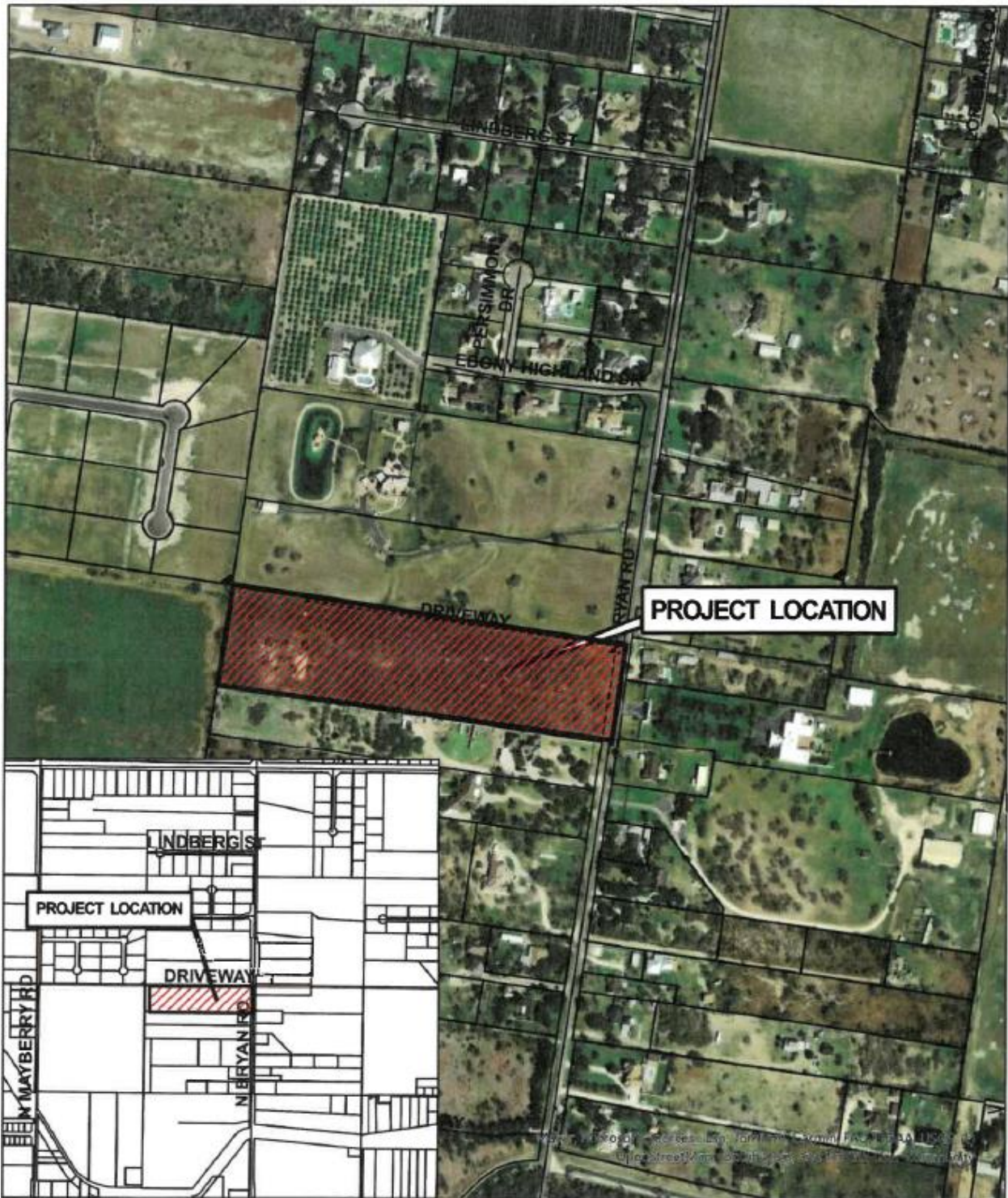
CITY OF MIAMI, TEXAS
COUNTY OF HENRIEO

CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(6) WE THE UNDERSIGNED CERTIFY THAT THIS PLAN OF _____ HAS REVIEWED AND



AERIAL



PROJECT LOCATION

PROJECT LOCATION

DRIVEWAY

LINDBERG ST

N MAYBERRY RD

N BRYAN RD



Hidalgo



1:5,000

0.13

0.35

0

500

THE ESTATES AT BRYAN
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

LOCATION MAP



McLendon & Hunt, Inc.

CONSULTANTS - ENGINEERS - SURVEYORS

1111 N. GULFVIEW

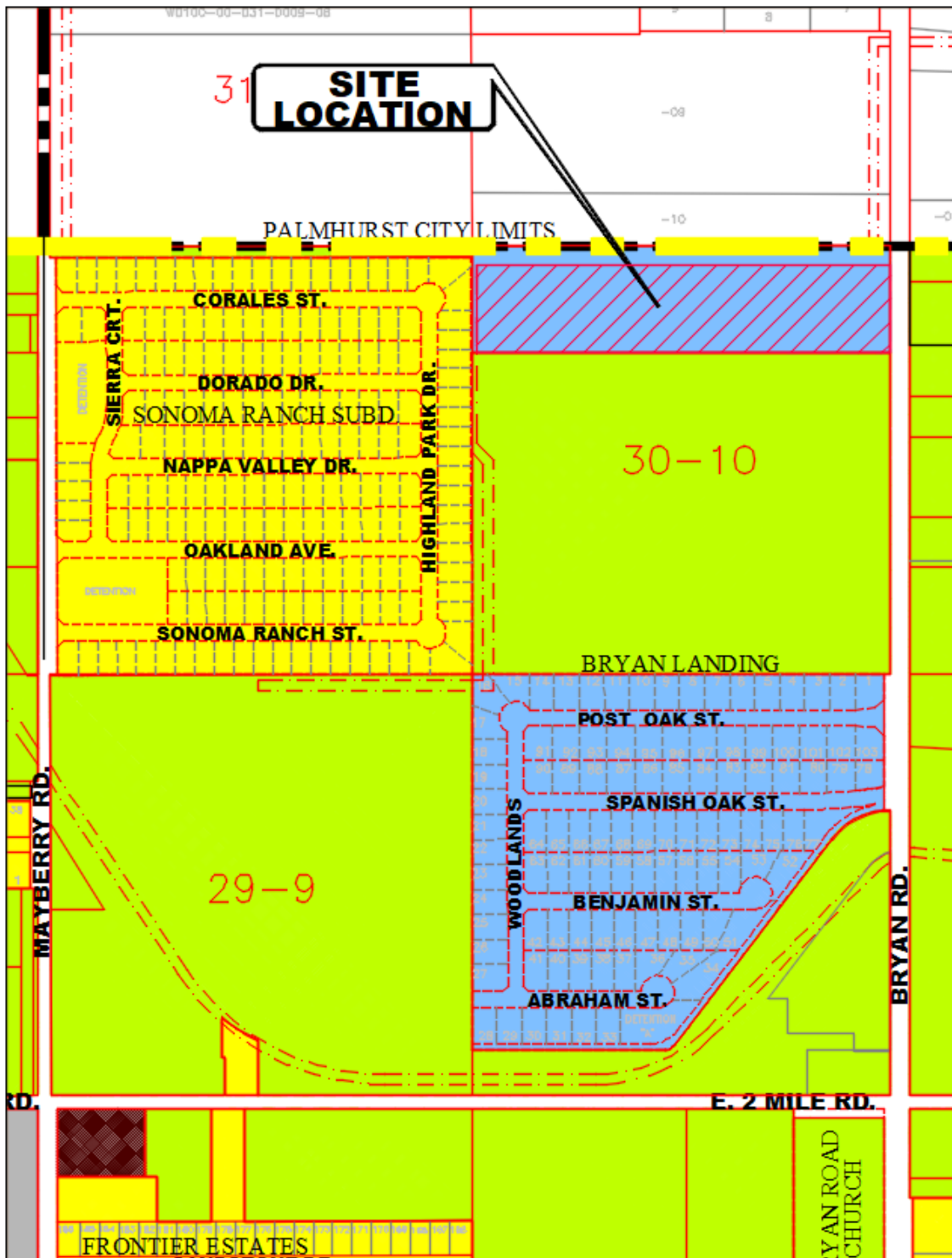
EDINBURG, TX 78541

PH: 361.292.1111

FAX: 361.292.1111

WWW.MCLENDONHUNT.COM

ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PHONE: (956) 580-8672
FAX: (956) 580-8680

No.

DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10098900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement The Estates at Bryan Subdivision Project #21086.00 Date: September 23, 2025



The Estates at Bryan Subdivision A tract of land containing 10.00 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 30-10, West Addition to Sharyland Subdivision, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision lies in Zone "C", which is defined as areas of minimal flooding. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located 2,505 feet north of N. Bryan Road & Mile 2 Road. The property is currently open with a proposed use of 16 residential lots and 2 detention pond, currently inside the City of Mission, Texas.

The soils in this area (25) Hidalgo fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 8.01 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 17.81 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 9.8 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into two proposed detention pond (A & B) on the east side of the site, which will then discharge into proposed detention pond (B) with a storm pump will be installed at the southeast with a 6" bleeder line into an existing inlet on the south going to mile 2 road own by the City of Mission storm sewer network.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 32,788 cubic feet of detention will be provided within the proposed detention ponds.

<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 checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
	10-14-25
H.C.D.D. NO. 1	DATE

M. A. Reyna
10-23-25
Mario A. Reyna, P.E. #117368

