



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

_____ DISENTING _____

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) _____
 Zone: A0-1 _____

Suburban ETJ _____
 Water Dist. UID _____

Rural ETJ _____
 School Dist. MISSION CISD _____

of Lots: Residential 14 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC _____ LJWSC _____

MUD _____

<u>WATER</u>		
<u>1170</u>	<u>L. F. of</u> <u>8"</u>	<u>Water Lines</u>
	<u>L. F. of</u> _____	<u>Water Lines</u>

<u>SEWER</u>		
<u>1142</u>	<u>L. F. of</u> <u>12"</u>	<u>Sewer Lines</u>
	<u>L. F. of</u> _____	<u>Sewer Lines</u>

Other: _____

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

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

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

<u>STREETS</u>		
<u>1170</u>	<u>L. F. of</u> <u>32'</u>	<u>Wide Streets</u>
	<u>L. F. of</u> _____	<u>Wide Streets</u>

<u>STORM SEWER</u>		
<u>190</u>	<u>L. F. of</u> <u>36"</u>	<u>Storm Lines</u>
<u>378</u>	<u>L. F. of</u> <u>30"</u>	<u>Storm Lines</u>
<u>3040</u>	<u>L. F. of</u> <u>24"</u>	<u>Storm Lines</u>

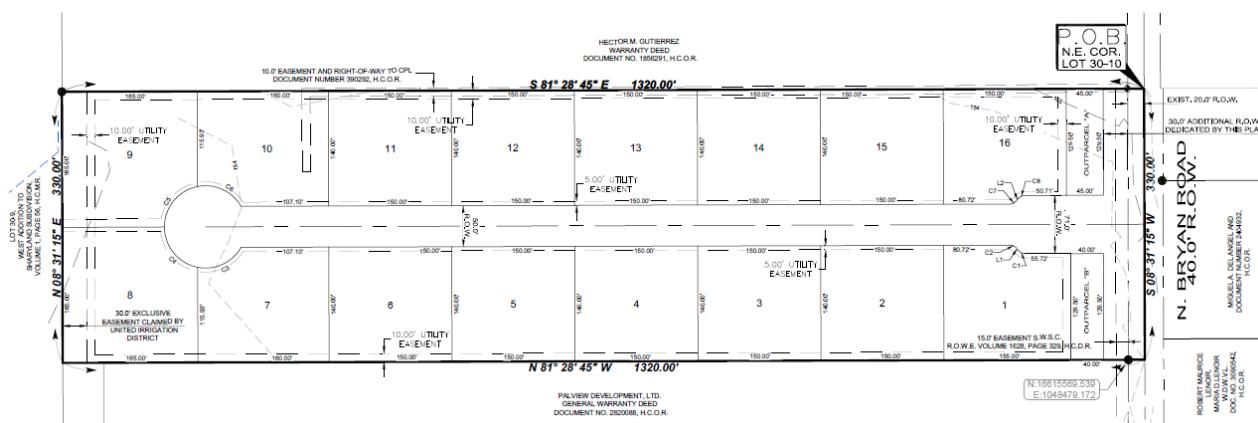
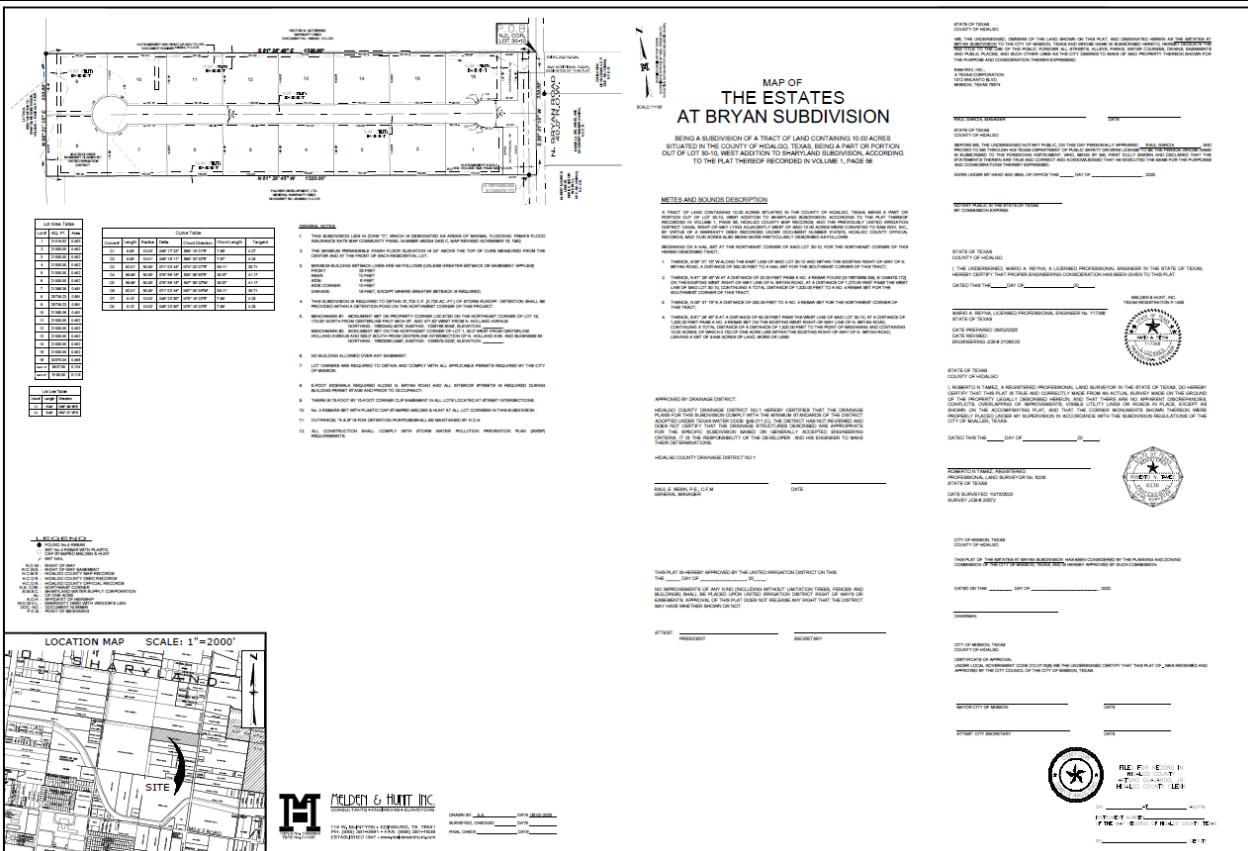
Filing Fee: \$ _____
 *Non-Refundable

Receipt #: 20210435

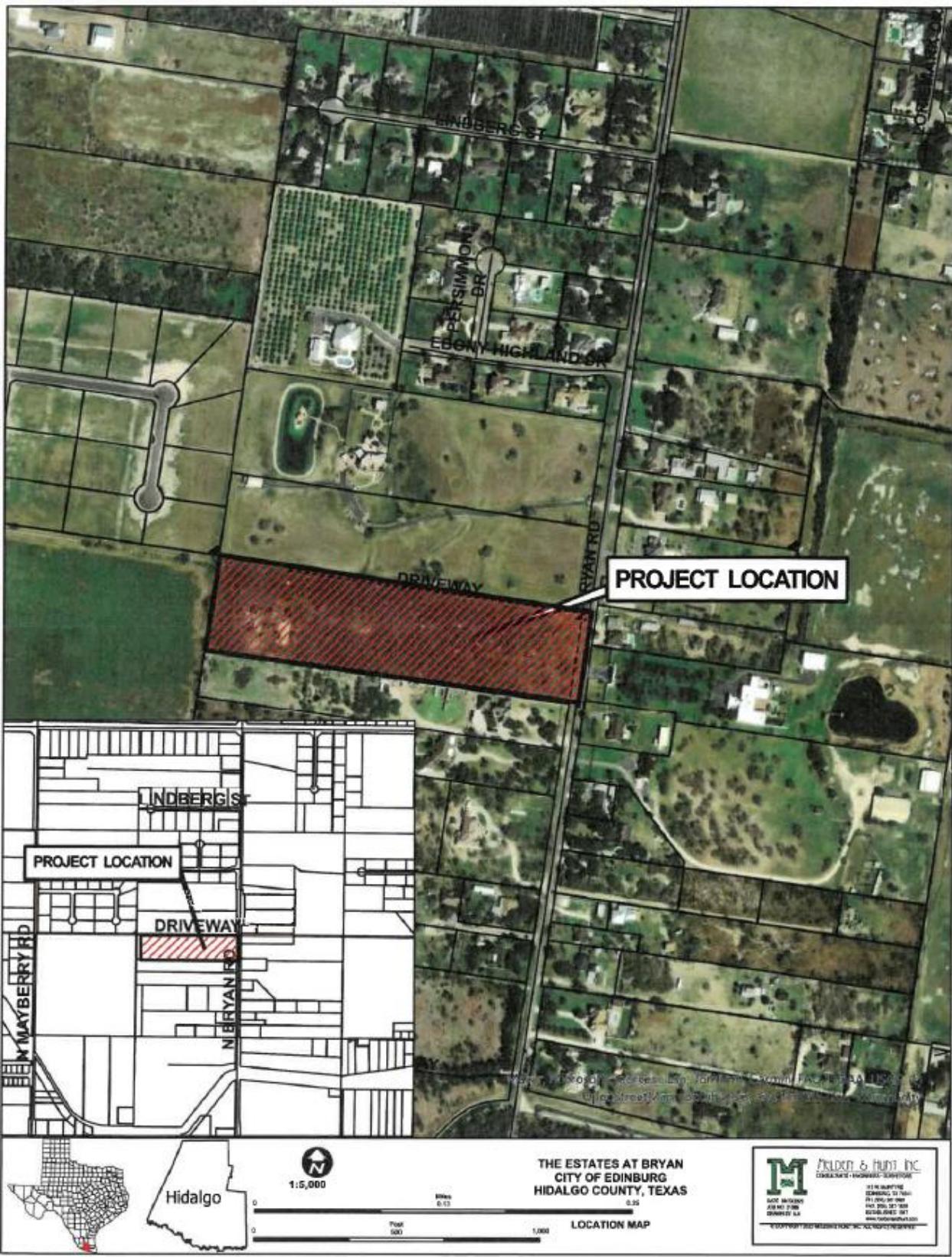
Mr. V. R.
Owner/Agent

7-30-21
Date

PLAT



AERIAL



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
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 type="checkbox"/> APPROVED FOR SUBMITTAL
<input type="checkbox"/> TO H.C. PLANNING DEPT.
<input type="checkbox"/> TO CITY
<input type="checkbox"/> DISCHARGE PERMIT REQUIRED
<input type="checkbox"/> DISTRICT FACILITY
<input type="checkbox"/> CITY FACILITY
<input type="checkbox"/> OTHER _____

Reyna

10-14-25

H.C.D.D. NO. 1

DATE



Mario A. Reyna, P.E. #117368

10-23-25

