



MEETING DATE: November 19, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions for the proposed Mission Park Trails Subdivision, being a subdivision of a tract of land containing 19.139 acres being all of Lots 48 and 49, Hidden Hills Estate Subdivision located at the Southwest corner of Walsh Avenue and Business Highway 83.
Developer: Mission Park Trails, LLC., Engineer: Melden & Hunt, Inc.

NATURE OF REQUEST:

Project Timeline:

- October 23, 2024 – 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:

- The property is located at the Southwest corner of Walsh Avenue and Business Highway 83 (Loop 374).
- The tract of land is currently zoned Multifamily Residential District (R-3) where the developer has designated a section for the construction of duplexes and fourplexes and a portion for townhouses.
- This development will be consisting of 20 duplex-fourplex lots and 89 townhome lots and 3 common areas.
- This subdivision will have 3 access points all being from Walsh Avenue. All internal streets will be public and be paved within 60' right-of-way's to include 2 alleys.
- 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 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 138.860 cu. ft. of detention has been provided by Hidden Hills Estate Subdivision. The Engineering Department has reviewed and approved the drainage report.
- The imposed fees include Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot) and Conveyance or Payment of Water Rights (\$3000xacre). 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

RECEIVED
10/23/24

CITY OF MISSION SUBDIVISION APPLICATION



Name: Mission Park Trails, LLC
 Address: 1501 N. Border, Ste. 104
 City: Weslaco, TX 78599
 Phone: c/o (956) 381-0981
 Subdivision Name: Replat of Lot 48 & 49 Hidden Hills Estate S/D

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) _____

Suburban ETJ _____

Rural ETJ _____

Zone: R-3 _____

Water Dist. UID _____

School Dist. Mission ISD _____

of Lots: Residential 115 Non-Residential _____ Common Areas/Lots _____

Water CCN: SWSC _____

LJWSC _____

MUD _____

4,342 L. F. of 8" _____

Water Lines

WATER

3,350 L. F. of 8" _____

Sewer Lines

_____ L. F. of _____

Water Lines

_____ L. F. of _____

Sewer Lines

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
\$ _____

SEWER

STREETS

STORM SEWER

3,386 L. F. of 40" _____

Wide Streets

2091 L. F. of 24" _____

Storm Lines

_____ L. F. of _____

Wide Streets

590 L. F. of 30" _____

Storm Lines

Other: _____

660 L. F. of 36" _____

Storm Lines

780 L. F. of 42" _____

Filing Fee: \$ _____
 *Non-Refundable

Receipt #: 20240739

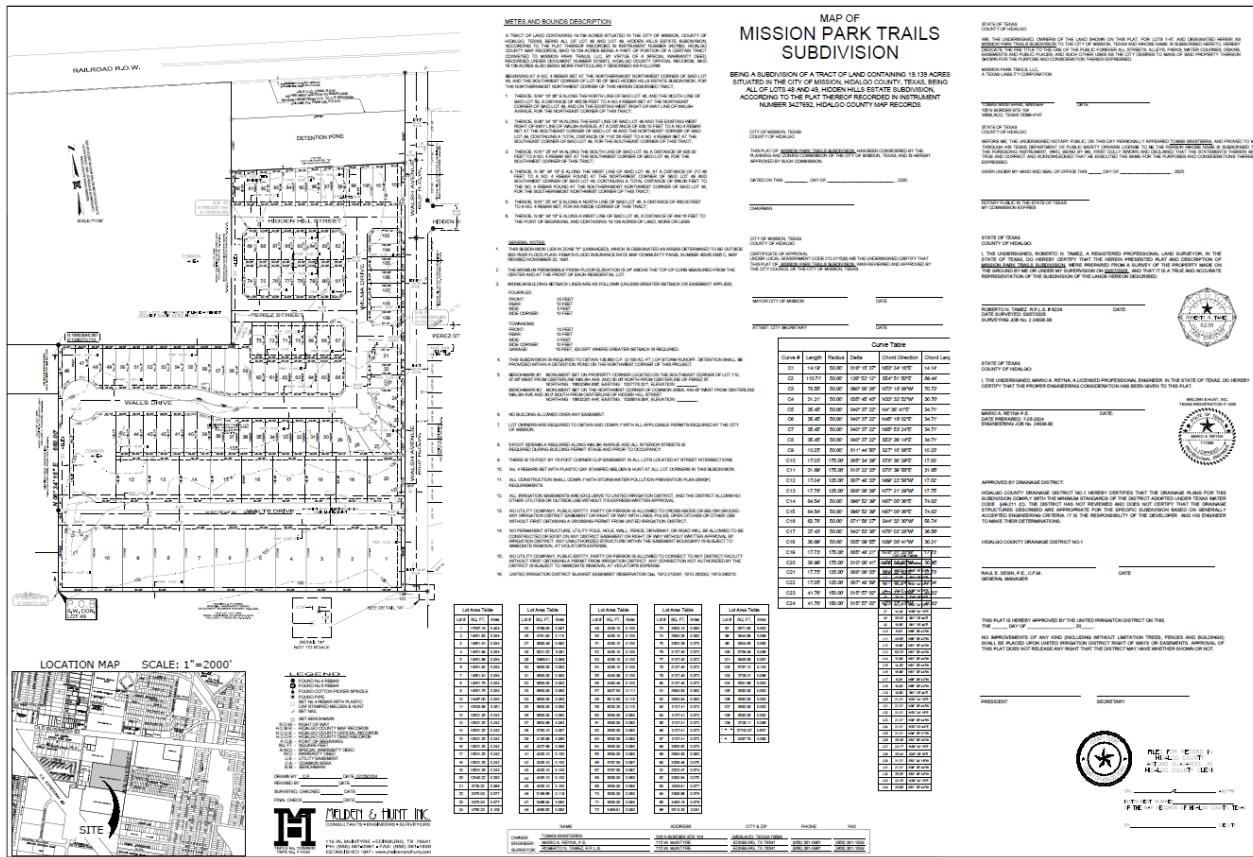
Mario Reyna
 Owner/Agent

Digitally signed by Mario Reyna
 Date: 2024.10.23 14:42:39-05'00'

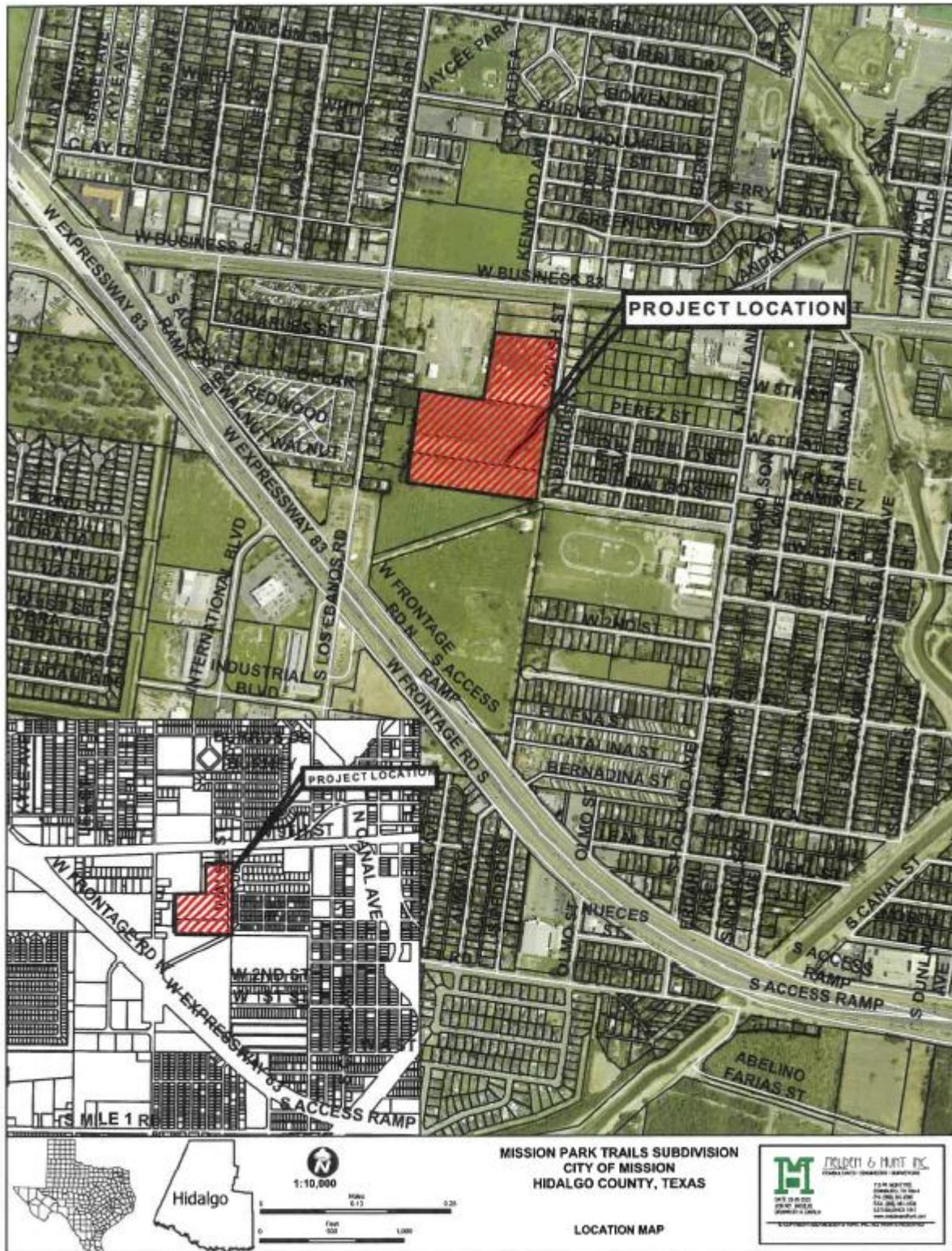
10/23/24

Date

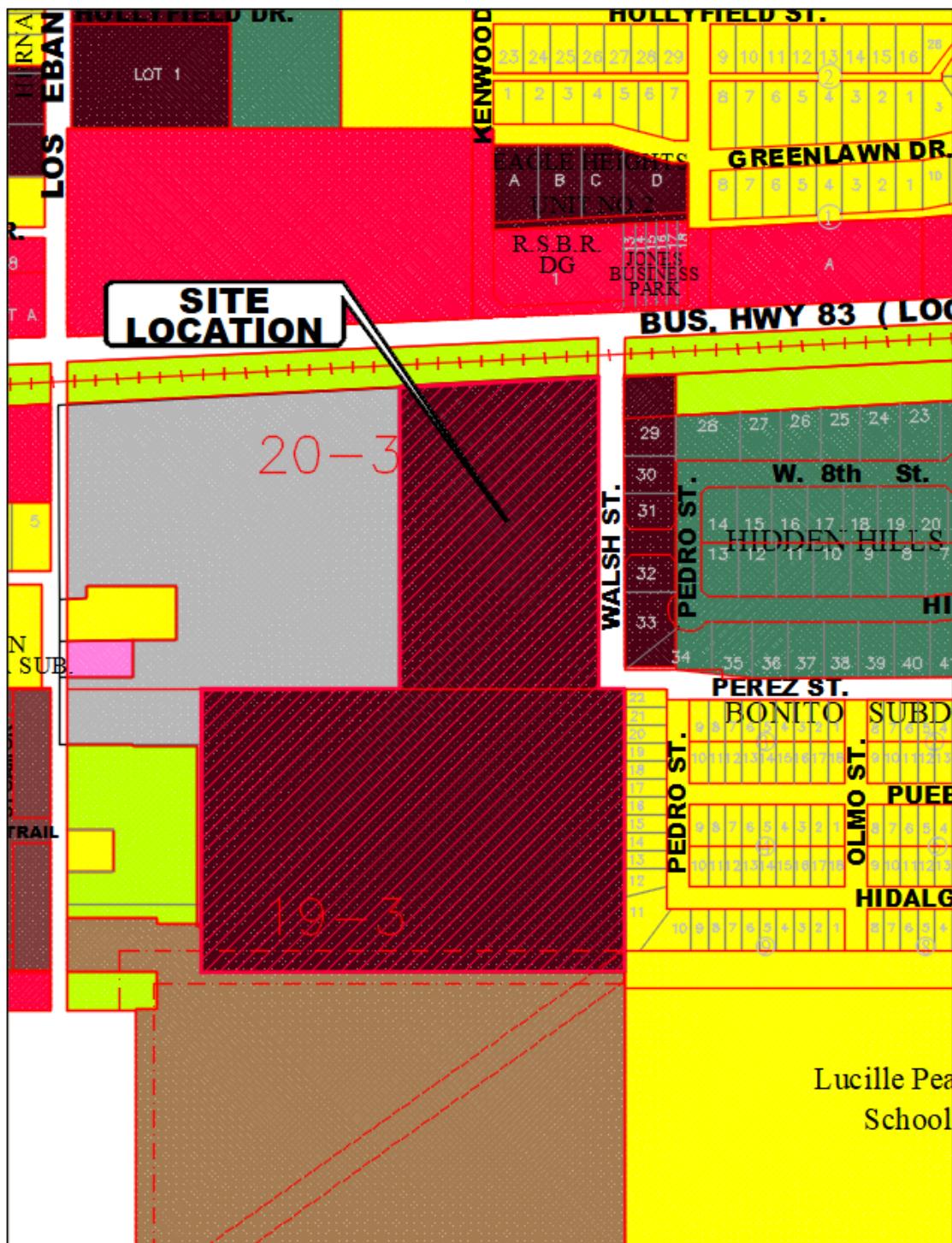
PLAT



AERIAL



ZONING MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

DRAINAGE REPORT



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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

Drainage Statement
MISSION PARK TRAILS SUBDIVISION
Project #24038.00 Date: October 22, 2024
Revised: March 1, 2025

MISSION PARK TRAILS SUBDIVISION A tract of land containing 19.139 acre tract of land, consisting of 5.82 acres out of lot 491 and 27.26 acres out of lot 501, John H. Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 05, page 31, map records of Hidalgo County, Texas. This subdivision lies in Zone "X" (unshaded), which is designed as areas determined to be outside 500-year flood plain.. Community Panel No. 48345 0005 C; Map Revised: November 20, 1991. The property is located on the west side of the corner Walsh Avenue & Perez street. The property is currently open with a proposed use of 21 multifamily lots, 89 single family lots and 3 common areas. Currently inside the City of Mission, Texas.

The soils in this area (28) Hidalgo sandy clay, (31) Raymondville clay loam, and (54) Raymondville-Urban land complex, which are in Hydrologic Group "B" & "C". 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 10.90 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 75.97 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 65.07 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 42". The proposed storm system shall discharge into an existing detention pond on the north side of the site.

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 138.860 cubic feet of detention has been provided by Hidden Hills Subdivision.

<input type="checkbox"/> REJECTED
<input checked="" 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 4-16-25
H.C.D.D. NO. 1 DATE



Mario A. Reyna, P.E. #117368

Date:

M. A. Reyna 4-16-25

