



**MEETING DATE:** May 12, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval: Holland Terrace, being a subdivision of a 4.5-acre tract of land out of Lot 25-6, West Addition to Sharyland, R-1T, Developer: JJAB Family Limited Partnership, L.P., Engineer: Spoor Engineering Consultants, Inc., - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- January 8, 2024 – City Council convened for Preliminary Approval.
- April 11, 2024 – The Staff Review Committee hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed.
- March 28, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- April 24, 2025 – The Statement of Completion was received by the Planning Department for records and filing.
- May 12, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the East side of N. Holland Road, approximately 600' North of W. Griffin Parkway (F.M. 495).
- This development consists of thirty-four townhome lots and one lot designated for storm water detention.
- Water service was extended from an existing 10" water line located along the West side of N. Holland Road into the subdivision and looped to the East teeing into valves on W. Rose Marie Ave. and N. Thornton Avenue. There are 2 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stubouts at each lot.
- The internal public street (W. 25<sup>th</sup> Street) is 40 feet back-to-back within a 60-foot right-of-way accessible only from N. Thornton Avenue.
- The drainage for this subdivision consists of a detention pond, 2 inlets, and a 24" RCP. Collected storm water will have an ultimate outfall to the City of mission detention area North of Chaparral Heights.

**STAFF RECOMMENDATION:**

Staff recommends approval

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *MRP*

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**RECORD OF VOTE:**

**APPROVED:**

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**DISAPPROVED:**

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**TABLED:**

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\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_