



**MEETING DATE:** December 9, 2025

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

**AGENDA ITEM:** Plat Approval Subject to Conditions for Holland Estates Subdivision Phase III, a tract of land containing 15.125 acres out of Lot 27-5, West Addition to Sharyland Subdivision, located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway. Developer: Skyview Investments Properties, LLC., Engineer: Melden & Hunt, Inc. - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- June 22, 2022 – Plat, preliminary construction plans, and Subdivision Application submitted to the City and first review by the Staff Review Committee. Subdivision application updated on November 18, 2025.
- November 20, 2025 – Final review of plat and construction plans deemed complete by SRC.
- December 3, 2025 – Consideration of the plat approval subject to conditions by the Planning and Zoning Commission.
- December 9, 2025 – Consideration of the plat approval subject to conditions by the City Council.

Summary:

- This subdivision is located along the East side of Holland Avenue, approximately 2,868 feet North of W. Griffin Parkway.
- The proposed Holland Estates Subdivision Phase III consists of 60 townhome lots (2 being common lots – 60 & 50).
- The internal streets will be public. Peace Avenue will connect to the existing street stub to Tabasco Subdivision situated on the North side of this development.
- Water and Sewer services will be provided by the City of Mission.
- Stormwater drainage requirements meet the current standard for a 50-year storm event.
- The Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xacre) will be imposed. Water District Exclusions and all other format findings will 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 Park Fees, Conveyance or Payment of Water Rights, and approval of the infrastructure from the different City departments as per the approved construction plans.

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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 *JP7*

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RECORD OF VOTE:	<b>APPROVED:</b>	_____
	<b>DISAPPROVED:</b>	_____
	<b>TABLED:</b>	_____

_____	AYES
_____	NAYS
_____	DISSENTING_____