

### **ITEM # 3.1**

#### **PRELIMINARY & FINAL PLAT APPROVAL:**

Holland Terrace Subdivision  
Being a Subdivision of a 4.50 acre tract of land out  
of Lot 25-5, West Addition to Sharyland  
Subdivision  
R-1T  
Developer: JJAB Family Limited Partnership  
Engineer: Spoor Engineering Consultants, Inc.

### **REVIEW DATA**

#### **PLAT DATA**

The proposed subdivision is on the east side of Holland Ave. approximately 600' north of Griffin Pkwy. - see vicinity map. The developer is proposing (34) thirty-four single family residential lots and (1) one lot for detention. Presently, this site is occupied by an old single-family residence and the remaining land is a vacant field. - see plat for actual dimensions, square footages, and land uses.

#### **WATER**

Water will be supplied through an 8" PVC line running to and through the development which will be looped by boring and connecting to an existing 10" line on the west side of Holland Ave. and teeing to existing valves at W. Rose Marie Ave. and N. Thornton Ave. This will allow 1" water services to each lot. There are 2 proposed fire hydrants for this project via direction of the Fire Marshal's office. - see utility plan

#### **SEWER**

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of N. Holland Ave. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee will be applied at \$200.00/Lot which equates to \$6,800.00 (\$200 x 34 Lots).

#### **STREETS & STORM DRAINAGE**

The subdivision will have access from Holland Ave. by either Stacie Ln. or W. 24<sup>th</sup> Place. Proposed W.25<sup>th</sup> St. will be 40' Back-to-Back within a 60' Right of Way and N. Thornton Ave. will be retrofitted to connect to the existing 50' ROW and expand from a 32' B-B to a 40' B-B. Rainfall detention will be accomplished on site in the proposed detention area. A new 24" drain is proposed to convey the street and residential lot runoff into the proposed detention area of Lot 1. An 18" drain is proposed from the detention area to connect to an existing City of mission 24" drain line on W. 24<sup>th</sup> Place which drains to the 42" drain located on the west side of Holland with the ultimate outfall being the City of Mission detention area north of Chaparral Heights. The City Engineer has reviewed and approved the drainage report.

#### **OTHER COMMENTS**

Water District Exclusion

Payment of Park fees (34 Lots x \$500 = \$17,000.00)

**Installation of Street Lighting as per City Standards  
Must comply with all other format findings**

**RECOMMENDATION**

**Staff recommends approval subject to:**

- 1. Payment of Capital Sewer Recovery Fees**
- 2. Payment of Park Fees**
- 3. Provide Water District Exclusion, and**
- 4. Comply with all other format findings**

W. 26 TH ST. 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138

**200' H.C.I.D. No. 1 EDINBURG MAIN CAN**

W. 25 TH ST. 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138

W. 24 TH PLACE 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

W. 24 TH PLACE 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

W. 24 TH PLACE 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

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W. 24 TH PLACE 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48

FAIRVIEW DRIVE 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41

NEWPORT SQUARE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

THE OAKS @ HOLLAND SUBD. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

W. STACIE LN. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

SOLIS SUBD. LOT A 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

TROSPER GARDENS 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

WEST VIB Ph V 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

CEPEDA 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

FRANELL 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

FRANELL 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

**W. GRIFFIN PARKWAY (F.M. 495)**

RE-SUB MISSION PARK PLAZA 1-F 1-E 1-D 1-C 2 MISSION PLAZA

ST. PATO SUB.

BEST LITTLE WAREHO

**O'Grady Elementary School**

**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 N. 9th Street  
 MISSION, TX 78149  
 TEL: (512) 281-8272  
 FAX: (512) 281-8460

No.

25-6

NORTH ST  
LO  
PHAS

**SITE LOCATION**

133

W. 25 TH ST.

W. 24 TH PLACE

W. 24 TH ST.

W. GRIFFIN PARKWAY (F.M. 495)

O'Grady Elementary School





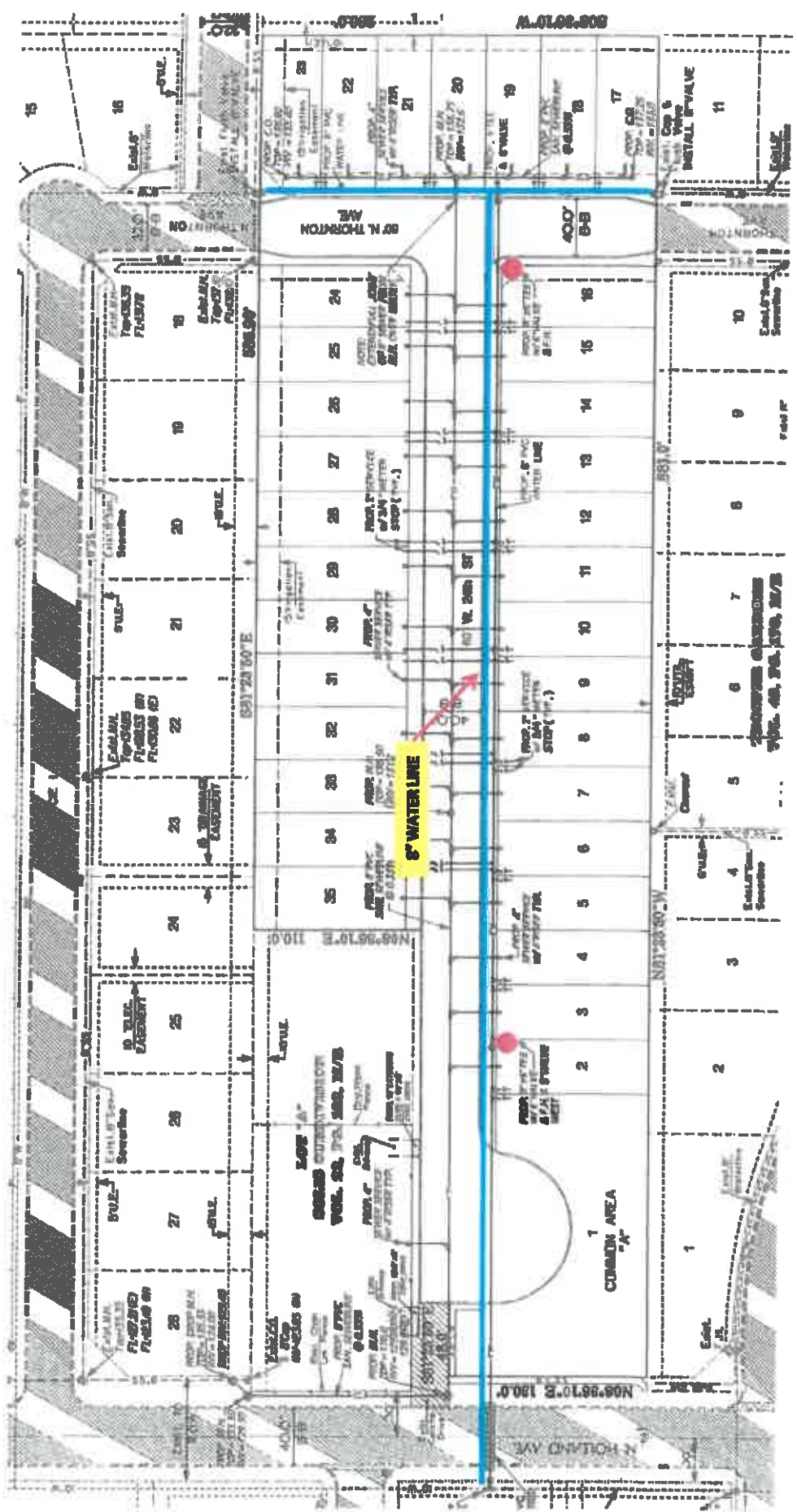
**SITE  
LOCATION**

**HOLLAND RD.**

**W. 24th PLACE**

**W. GRIFFIN PKWY.**





11.01.00.000

80 N. THORNTON AVE

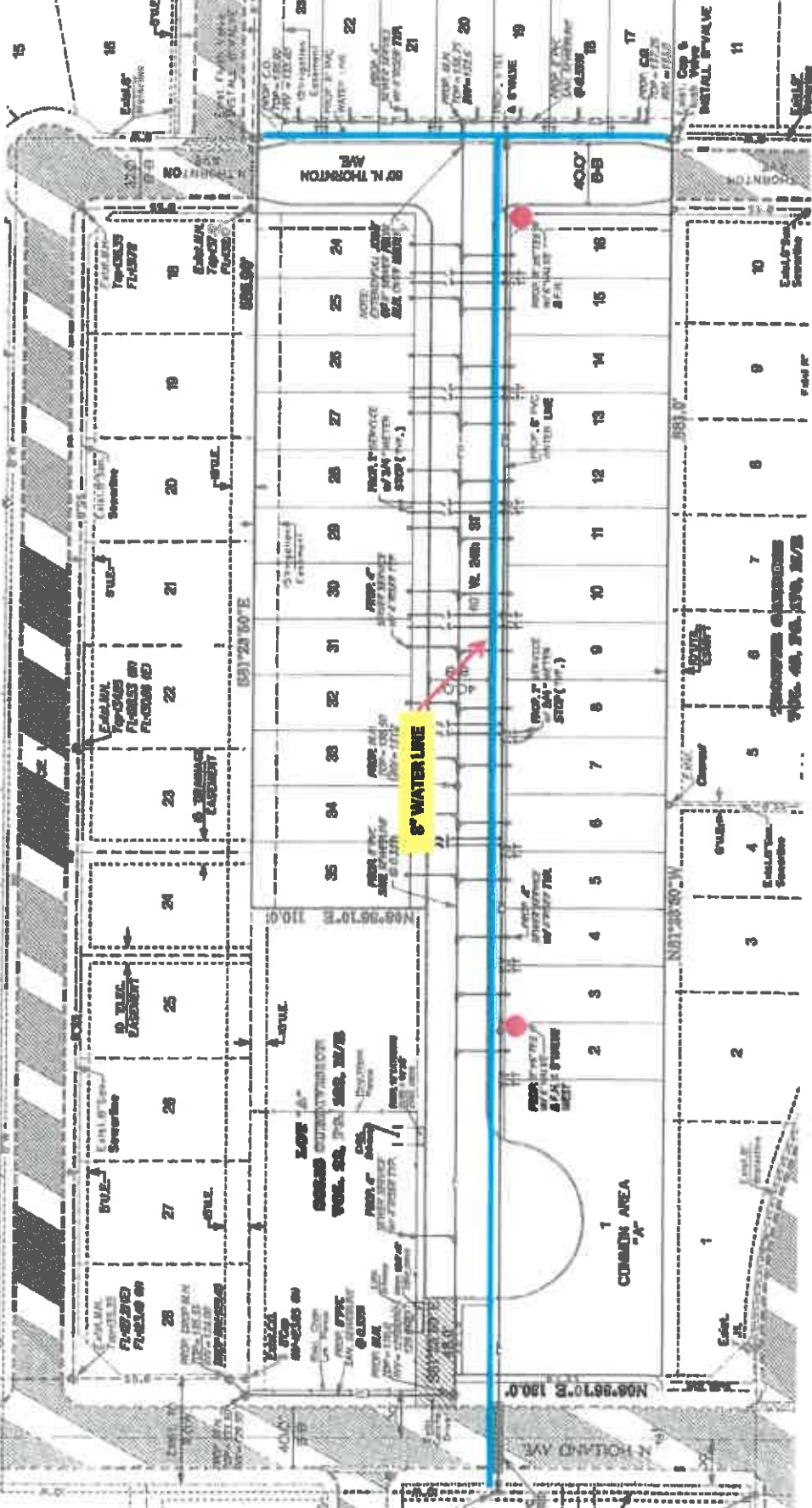
400' B-B

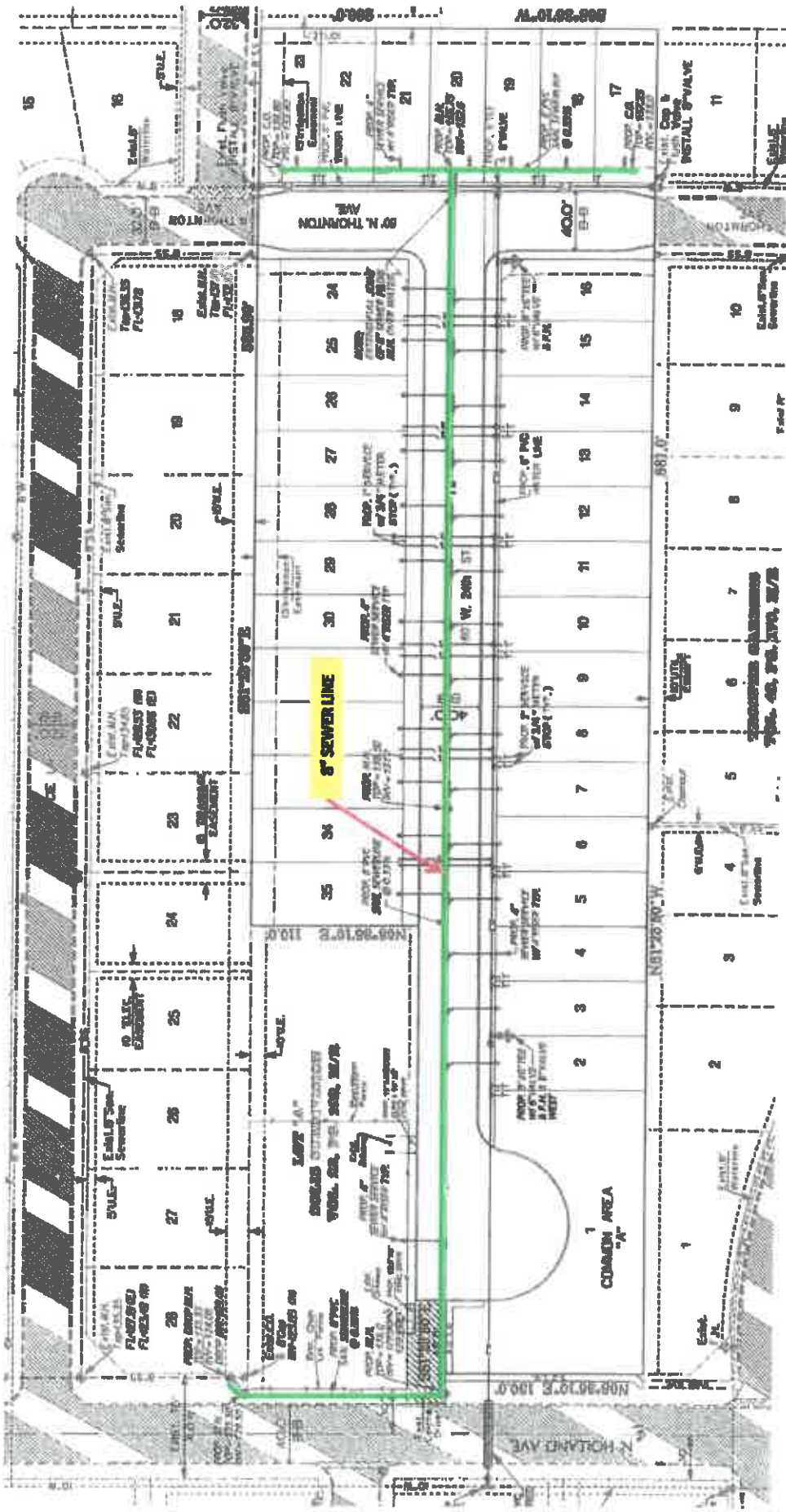
8" WATER LINE

NO. 2008 ST

CURB AREA

N. HOLLAND AVE





AL 01.02.008

0-000

DATE: 08.28.2018, 10:12 AM

SCALE: AS SHOWN

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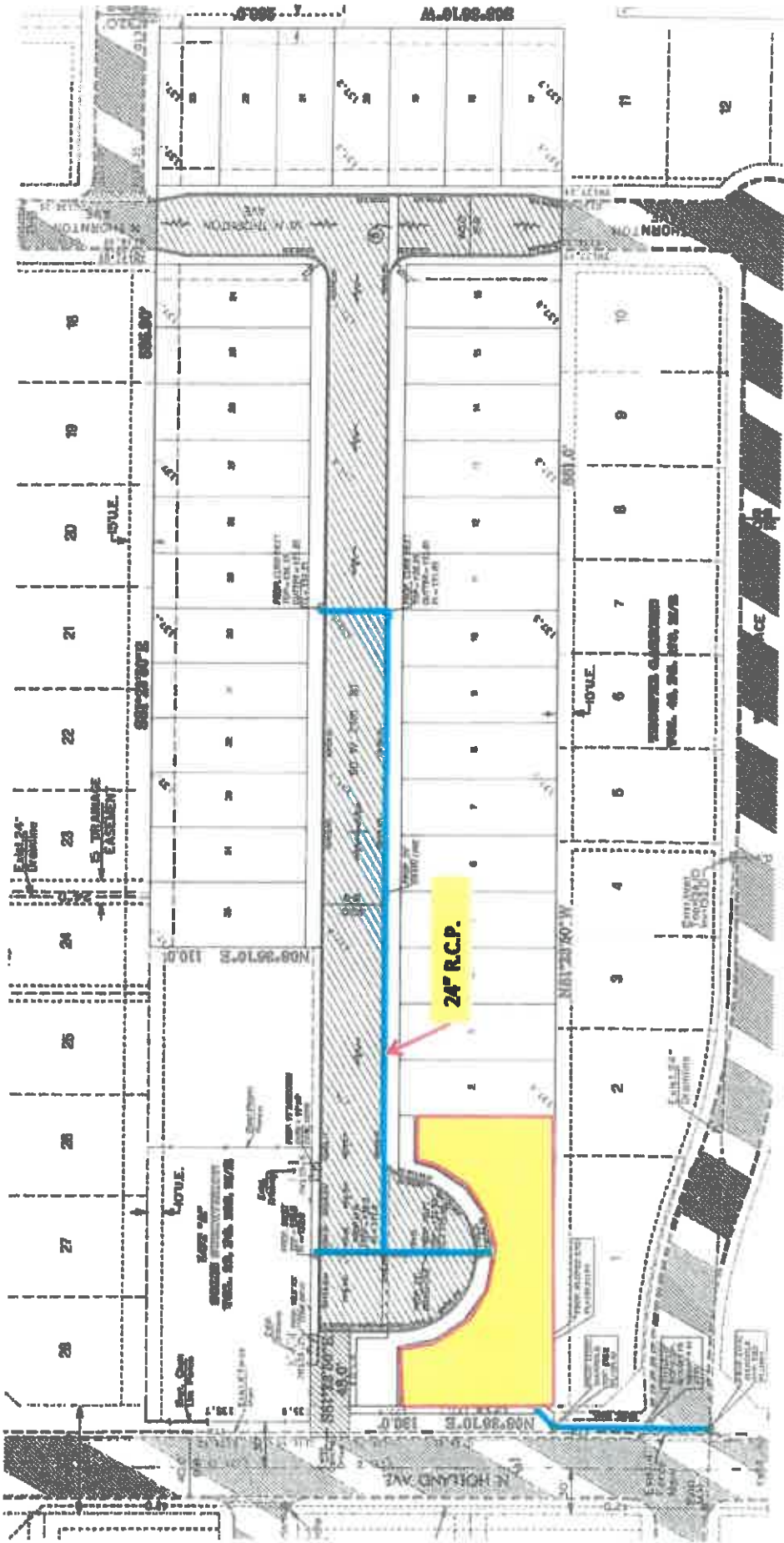
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# Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning  
202 S. 4th Street McAllen, Texas  
956-683-1000  
SEC@spooreng.com

Drainage Report

Holland Terrace

Mission, TX

### LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A 4.50 ACRE TRACT OF LAND OUT OF LOT 25-5, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 56, MAPS RECORDS, HIDALGO COUNTY, TEXAS

### LOCATION:

This proposed 35 lot subdivision, comprising 4.38 net acres, is located on the east side of Holland Avenue, approximately 600 feet north of Griffin Parkway. This site is located in the City Limits of the City of Mission.

### FLOOD ZONE:

This property falls in Zone "X" (shaded) of the Flood Insurance Rate Maps, Community Panel 480345-0005C, revised November 20, 1991. Zone "X" (shaded) is described as, "Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods."

### SOILS AND TOPOGRAPHY:

Topographic maps of the general area indicate a natural ground slope to the east. This site falls in Area 28 (Hidalgo Sandy Clay Loam, Group B) of the Soil Survey of Hidalgo County. A more detailed description of this soil and its properties can be found in attachments to this narrative.

### USAGE:

Presently, this site is occupied by an old single-family residence on the Holland Avenue frontage and the back is a vacant field (see weighted C calculation). Proposed for this development are 34 single family residential townhome lots and 1 lot for detention area. The existing single family home is proposed to be demolished.

### EXISTING AND PROPOSED DRAINAGE:

This site is located on a slight ridge that slopes east and west from the middle of the property. The easterly portion is intercepted by the Mission Lateral drain ditch, located ¼ mile north of Griffin Parkway. The westerly portion slopes to Holland Avenue and is intercepted by the 42 inch City of Mission drain on Holland. This 42 inch drain flows north, discharging into the City detention area to the north of Chaparral Heights Subdivision.

A new 24 inch drain is proposed to convey the street and residential lot runoff into the proposed detention area on Lot 1. An 18 inch drain is proposed from the detention area to connect to an existing City of Mission 24 inch drainline on W. 24<sup>th</sup> Place which drains to the 42 inch drain located on the West side of Holland, with the ultimate outfall being the City of Mission detention area north of Chaparral Heights.

### REQUIREMENTS:

Rainfall detention will be accomplished on site in the proposed detention area. In accordance with the attached drainage calculations, this property is required to detain 0.54 acre-feet, or 23,560 cubic feet. Data from Table 2 indicates an existing flowrate of 6.54 C.F.S. (10 year), which will increase to 20.26 C.F.S. (50 year) for developed conditions ( $\Delta Q=13.72$  C.F.S.). Finished floor elevations will be set above the 100 year flood level.

- REJECTED
- APPROVED FOR SUBMITTAL
  - TO H.C. PLANNING DEPT.
  - TO CITY
- DISCHARGE PERMIT REQUIRED
  - DISTRICT FACILITY
  - CITY FACILITY
  - OTHER \_\_\_\_\_



H.C.D.D. NO. 1

Alexis Lobano

10/24/23  
DATE

202<sup>nd</sup> Street, McAllen, Texas 78501 \* (956)683-1000

E-mail: SEC@SpoorEng.com

*Spoor*  
10/24/23



SPoor ENGINEERING CONSULTANTS, INC  
Registration # F-6003