

**Started: 6:43 p.m.**

**Ended: 6:44 p.m.**

**Item #3.1**

**Preliminary & Final  
Plat Approval:**

**Holland Terrance Subdivision**

**Being a Subdivision of a 4.50 acre tract of land out of  
Lot 25-5, West Addition to Sharyland Subdivision  
AO-I (Proposed R-1)**

**Developer: JJAB Family Limited Partnership**

**Engineer: Spoor Engineering Consultants, Inc.**

Mr. Ramirez went over the write-up stating the subject site is located on the east side of Holland Ave. approximately 600' north of Griffin Pkwy. 1/4 of a mile south of Mile 3 Rd. - **see vicinity map**. The developer is proposing (23) twenty-three single family residential lots. The developer is requesting a variance from the subdivision ordinance Sec. 98-134, to allow a street offset of less than 125'. The original planned design features W. 25<sup>th</sup> St. as a straight ROW running east to west abutting Holland Ave. with a street jog of 55' to the nearest intersection. A secondary design has been submitted for review with noted compliances. - see plat for actual dimensions, square footages, and land uses.

### **WATER**

Water will be supplied through an 8" PVC line that will connect to an existing 8" water line located on the south side of this development and looped at the east side of the site. The water line will extend to and thru the subdivision and provide 1" water service 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 is required at \$200.00/Lot which equates to \$4,400.00 (\$200 x 22 Lots).

### **STREETS & STORM DRAINAGE**

The subdivision will have access from Holland Ave. and Thornton Ave., and proposed streets will be 32' Back-to-Back within a 50' Right of Way. 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

Escrow Park fees (22 Lots x \$500 = \$11,000.00)

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. Consent for the variance request

Chairwomen Izaguirre asked if the bored had any questions.

There were none.

There being no discussion, Chairwomen Izaguirre entertained a motion. Ms. Garza moved to approve the subdivision. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.