

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.

REVIEW DATA

PLAT DATA

The proposed subdivision is 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. 25th 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. 24th 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

75	36
74	35
73	34
34	33
33	32
32	31
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29	28
28	27
27	26
26	25

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41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21

121	120	119	118	117	116	115	114	113	112	111	154										
122	121	120	119	118	117	116	115	114	113	112	111	154									
123	122	121	120	119	118	117	116	115	114	113	112	111	154								
124	123	122	121	120	119	118	117	116	115	114	113	112	111	154							
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131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	154

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL

NEWPORT SQUARE

THE OAKS @ HOLLAND SUB

W. STACIE LN.

SOLIS SUBD. LOT A

25-6

TRUSPER GARDENS

24 TH PLACE

WEST VIEW Ph V

CEPEDA 495

FRANELLA

STORAGE DEPOT

NORTH STAR LOT PHASE

W. GRIFFIN PARKWAY

RE-SUB MISSION PARK PLAZA

CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street

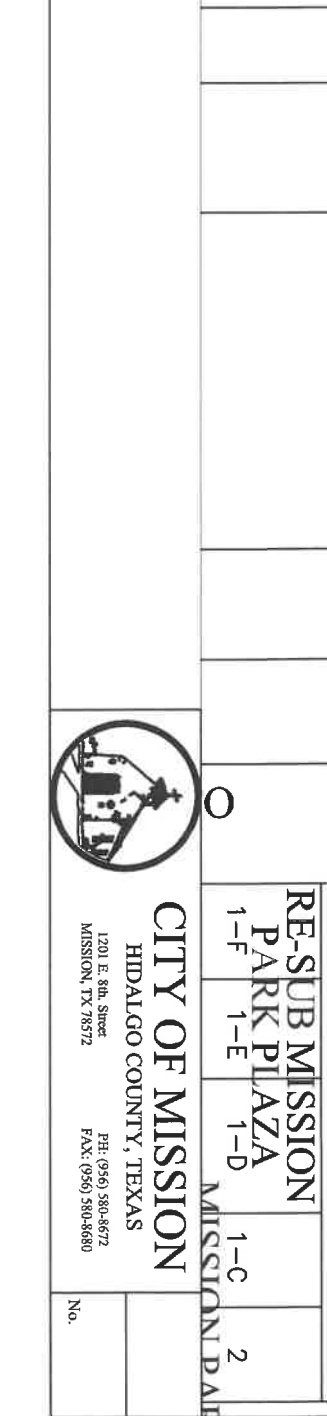
PH: (956) 580-8672

MISSION, TX 78172

FAX: (956) 580-8680

No.

13	12	11	10	9	8	7	6	5	4	3	2	1
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	49
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102	103	104	105	106	107	108	109	110	111	112	113	114
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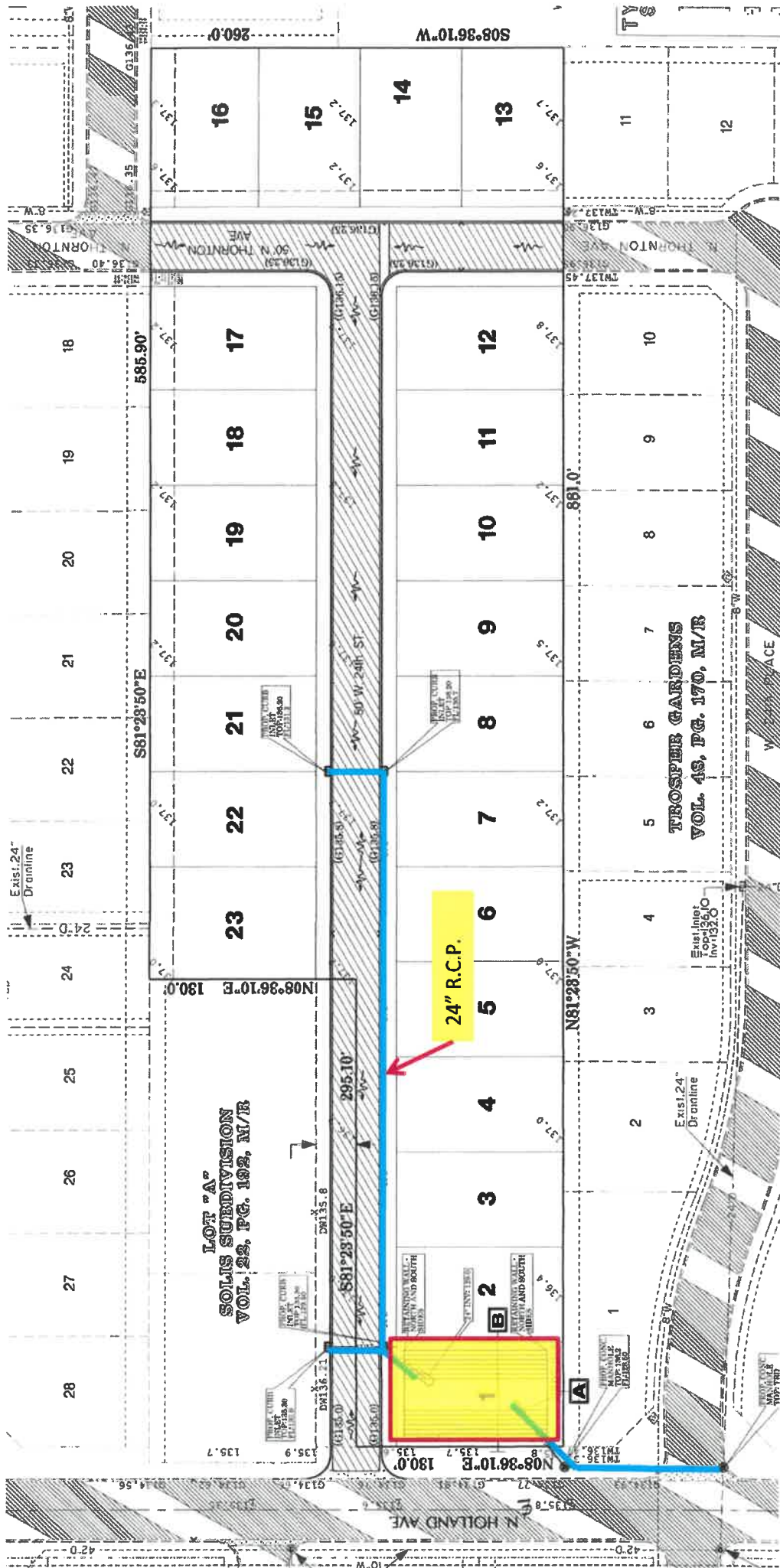


**SITE
LOCATION**

HOLLAND RD.

W. 24TH PLACE

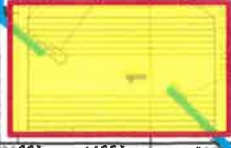
W. GRIFFIN PKWY.



LOT "A"
SOLIS SUBDIVISION
VOL. 29, PG. 192, M/R

TROSPER GARDENS
VOL. 48, PG. 170, M/R

24" R.C.P.



EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. 24"
 DRAINAGE

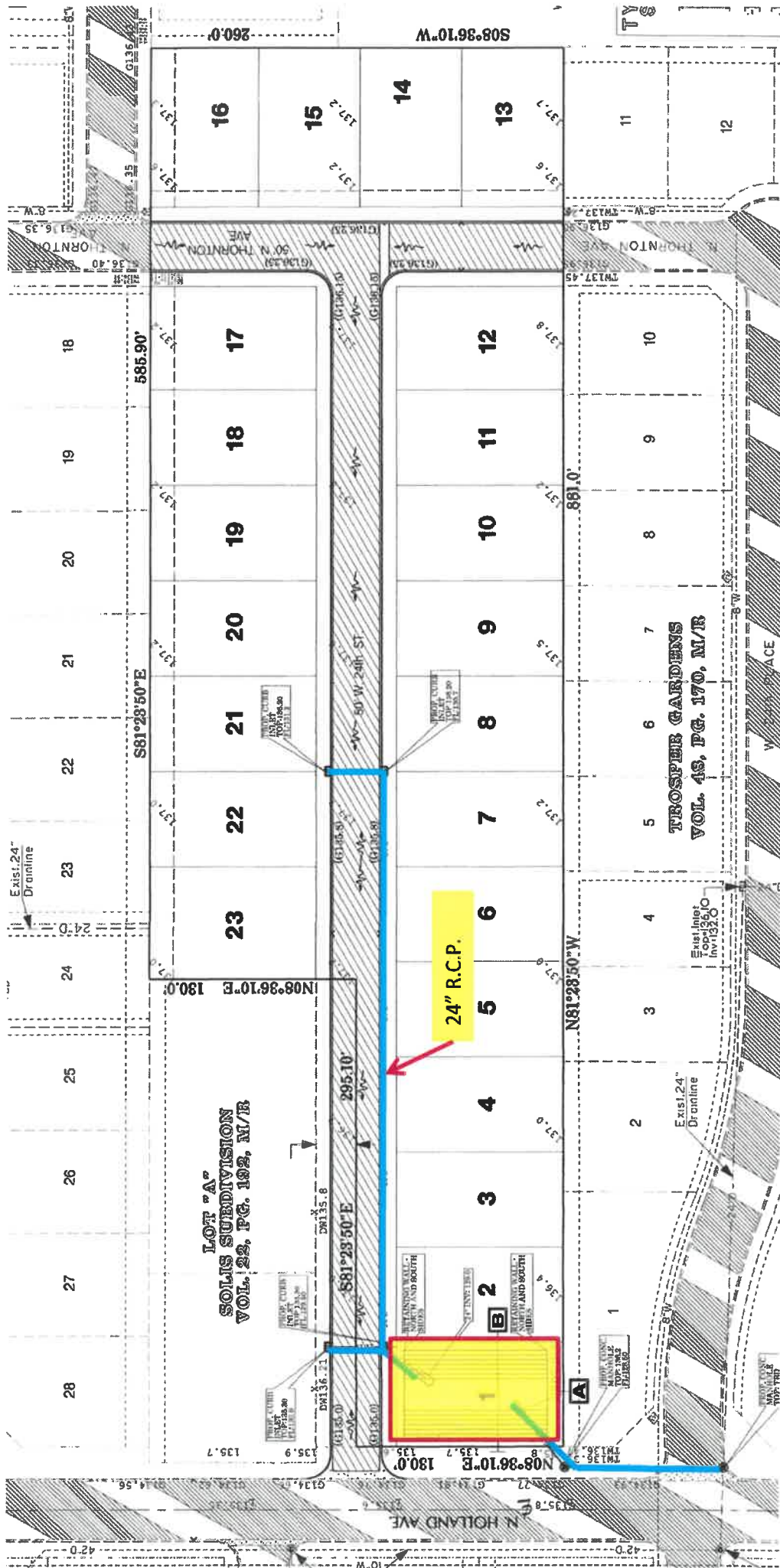
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 TOP 135.0
 INV 132.0

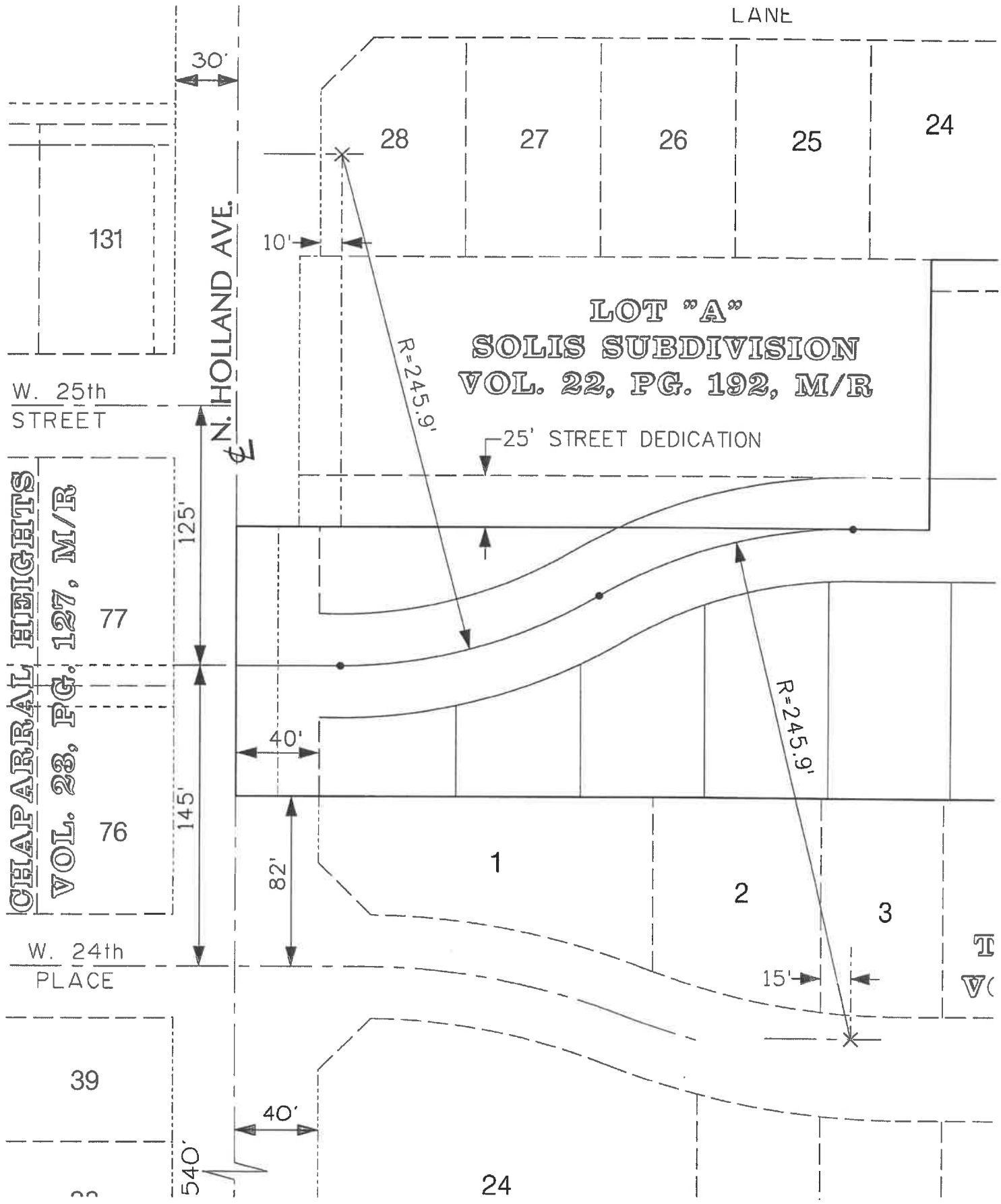
EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. CURB
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 TOP 135.20
 FINISH

EXIST. CURB
 INVERT
 TOP 135.20
 FINISH

EXIST. 24"
 DRAINAGE





Sec. 98-134. Streets.

- (a) *Street layout.* Adequate and paved streets shall be provided by the subdivider and the arrangement, character, extent, width, grade and location of each shall conform to the comprehensive plan of the city and shall be considered in their relation to existing and planned streets, to topographic conditions, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood.
- (b) *Relation to adjoining street systems.* Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.
- (c) *Projection of streets.* Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provisions for the proper projection of streets into such unsubdivided areas.
- (d) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be avoided.
- (e) *Street intersections.* Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain, topography, sight distances and safety.
- (f) *Dead-end streets.* Dead-end streets shall be prohibited except as short stubs to permit future expansion.
- (g) *Culs-de-sac.* In general, a cul-de-sac shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter (right-of-way) with a pavement diameter of 80 feet and shall provide access directly or indirectly to no more than 25 dwelling units in residential areas, and shall have a turnaround not less than 160 feet in diameter (right-of-way) with a pavement of 140 feet in commercial and industrial area.
- (h) *Streets on comprehensive plan.* Where a subdivision includes a street as shown on the major streets plan of the city, that street shall be platted in the approximate location shown on the plan. The right-of-way shall be equal to or greater than that indicated on the comprehensive plan for streets.
- (i) *Minor streets.* Minor streets shall be laid out so as to discourage their use by fast and through traffic.
- (j) *Pavement widths and rights-of-way.*
 - (1) Major thoroughfares of 120 feet of right-of-way shall be paved a minimum of 81 feet. When the thoroughfare is entirely within the boundaries of a development, the policy adopted July 28, 1997, shall be enforced.
 - (2) Collector streets shall have a minimum right-of-way of 60 feet and a minimum pavement width of not less than 43 feet as specified by the city. Major thoroughfares of 100 feet of right-of-way shall be paved a minimum of 65 feet. When the thoroughfare is entirely within the boundaries of a development, the policy adopted July 28, 1997, shall be enforced.
 - (3) Minor streets with single-family lots having a frontage of 50 feet or more shall have a right-of-way of at least 50 feet with abutting five-foot utility easement. Minor streets with single-family lots having a frontage of less than 50 feet shall have a right-of-way of at least 60 feet; or shall have a right-of-way of at least 50 feet with abutting five-foot utility easement, and shall provide a minimum of one overflow parking space for every two lots or dwelling units, within a reasonable distance from the lots or units to be served. Minor streets with multifamily lots shall have a right-of-way of at least 60 feet, and be in compliance with the requirements of all applicable ordinances dealing with off-street parking. The minimum pavement width of minor residential streets shall have a minimum pavement width of 32 feet back-to-back, and minor residential subcollector streets which typically collect traffic from the subject development as well as interjoining traffic from other areas shall have a minimum pavement

March 7, 2023

Susie de Luna, Planning Director
City of Mission
1208 E. 8th Street
Mission, Texas 78574

Re: Proposed Holland Terrace
Subdivision

Dear Susie,

As agent for the Owner of the above referenced property, I hereby request a variance to the Subdivision Ordinance to allow a street offset of less than 125 feet for existing 25th Street on the West side of N. Holland Avenue and for proposed 25th Street on the East side of Holland Avenue.

As we currently propose, the centerline to centerline offset is 55 feet.

The location of 25th Street on the west side of Holland Avenue was established by Chaparral Heights filed in 1982. The dedication for 25th Street on the east side of Holland Avenue was established by Solis Subdivision, also filed in 1982.

In order to meet the 125 foot separation, the easterly 25th Street would be required to curve southerly, and attached is a plan showing the 125 foot separation.

We believe the curved 25th Street would be too close to 24th Place to the south, and this is the reason for this variance request.

Thank you for our consideration of this request. Please advise if you have questions or comments, or if additional information is required.

Respectfully,



Steve Spoor, P.E.

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 23 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 22 single family residential 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. 24th 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 0.45 acre-feet, or 19,680 cubic feet. Data from Table 2 indicates an existing flowrate of 6.54 C.F.S. (10 year), which will increase to 17.71 C.F.S. (50 year) for developed conditions ($\Delta Q=11.17$ C.F.S.). Finished floor elevations will be set above the 100 year flood level.

<input type="checkbox"/> REJECTED	
<input checked="" type="checkbox"/> APPROVED FOR SUBMITTAL	
<input type="checkbox"/> TO H.C. PLANNING DEPT.	
<input checked="" type="checkbox"/> TO CITY	
<input checked="" type="checkbox"/> DISCHARGE PERMIT REQUIRED	
<input type="checkbox"/> DISTRICT FACILITY	
<input checked="" type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
Alexis Lozano	3/14/23
H.C.D.D. NO. 1	DATE



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E-mail: SEC@SpoorEng.com

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 Registration # F-5003