



MEETING DATE: December 3, 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

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.
- Storm water 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.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____

SUBDIVISION APPLICATION

RECEIVED

CITY OF MISSION SUBDIVISION APPLICATION



Name: <u>Melden & Hunt, Inc.</u> Address: <u>115 W. McIntyre</u> City: <u>Edinburg, TX 78541</u> Phone: <u>(956) 381-0981</u> Subdivision Name: <u>Holland Estates</u> Holland Estates Subdivision	<h3 style="text-align: center;">PLAT FEES</h3> 5 ACRE PLAT OR LESS.....\$400 <div style="border: 1px solid red; padding: 2px;"> 5+ ACRES.....\$500 </div> Re-Plat Filing/Review\$300 Separate Subdivision variance/open cuts, etc. \$150 P&Z Date: _____ City Council Date: _____
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Urban (City) <input checked="" type="checkbox"/>	Suburban ETJ _____	Rural ETJ _____
Zone: <u>AO-I</u>	Water Dist. <u>Mission</u>	School Dist. _____
# of Lots: Residential <u>47</u>	Non-Residential <u>0</u>	Common Areas/Lots <u>1</u>
Water CCN: SWSC _____	LJWSC _____	MUD _____

<h3 style="text-align: center;">WATER</h3> <u>2,400</u> L. F. of <u>8"</u> Water Lines _____ L. F. of _____ Water Lines Other: _____ Suburban MSR cost of water meters & ETJ Only: _____ Membership costs \$ _____	<h3 style="text-align: center;">SEWER</h3> <u>2,060</u> L. F. of <u>8"</u> Sewer Lines _____ L. F. of _____ Sewer Lines Lift Sta: _____ N/A-Septic Use: _____ Other: _____ Suburban ETJ Only: MSR cost of Septic Tanks \$ _____
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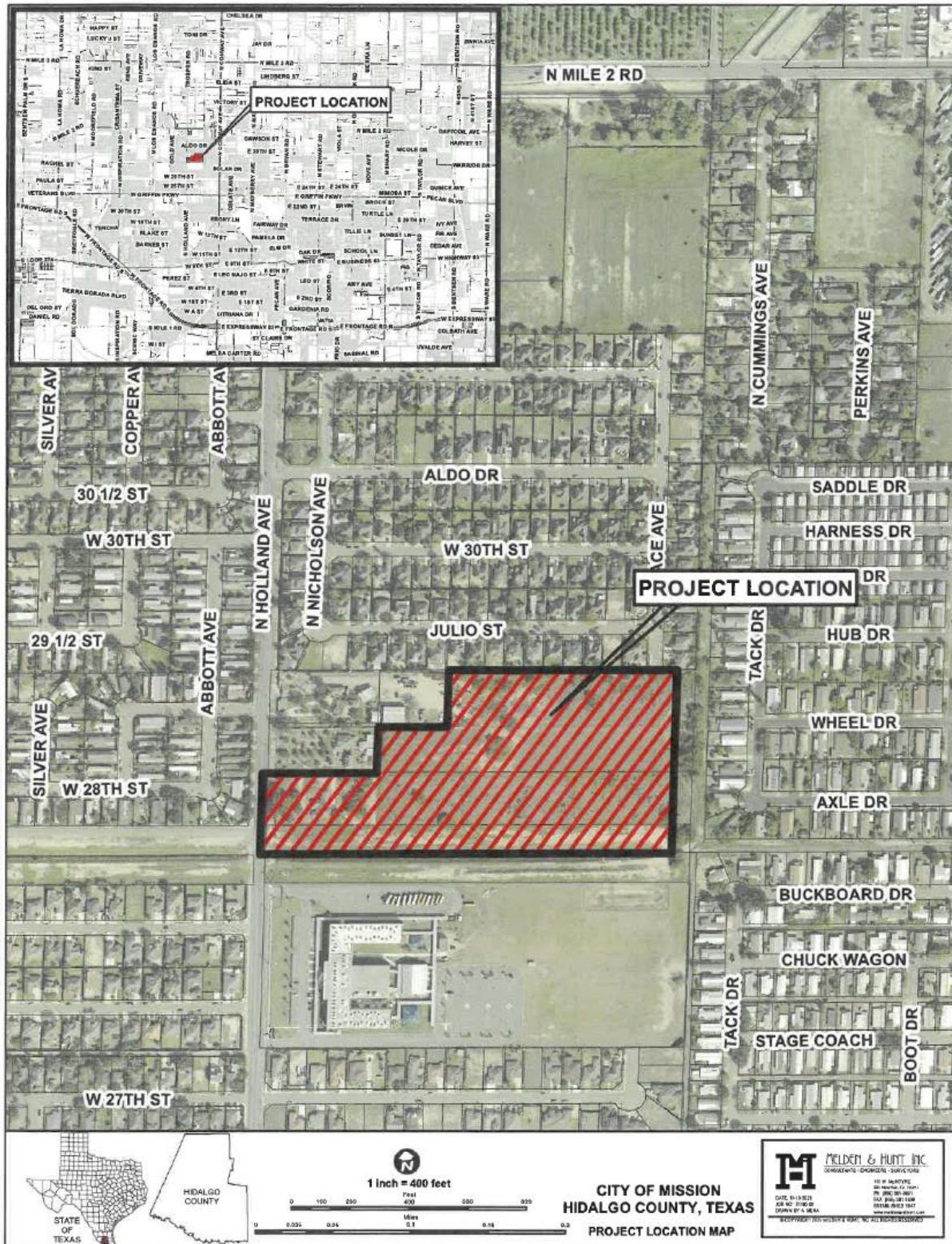
<h3 style="text-align: center;">STREETS</h3> <u>2,456</u> L. F. of <u>32'</u> Wide Streets _____ L. F. of _____ Wide Streets Other: _____	<h3 style="text-align: center;">STORM SEWER</h3> <u>736</u> L. F. of <u>24"</u> Storm Lines <u>225</u> L. F. of <u>30"</u> Storm Lines <u>315</u> L. F. of <u>36"</u> Storm Lines <u>71</u> L. F. of <u>42"</u> " "
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Filing Fee: \$ _____ *Non-Refundable	Receipt #: <u>20220320</u> <div style="text-align: center;"> <u>6-22-2022</u> Date </div>
<div style="text-align: center;"> Owner/Agent </div>	

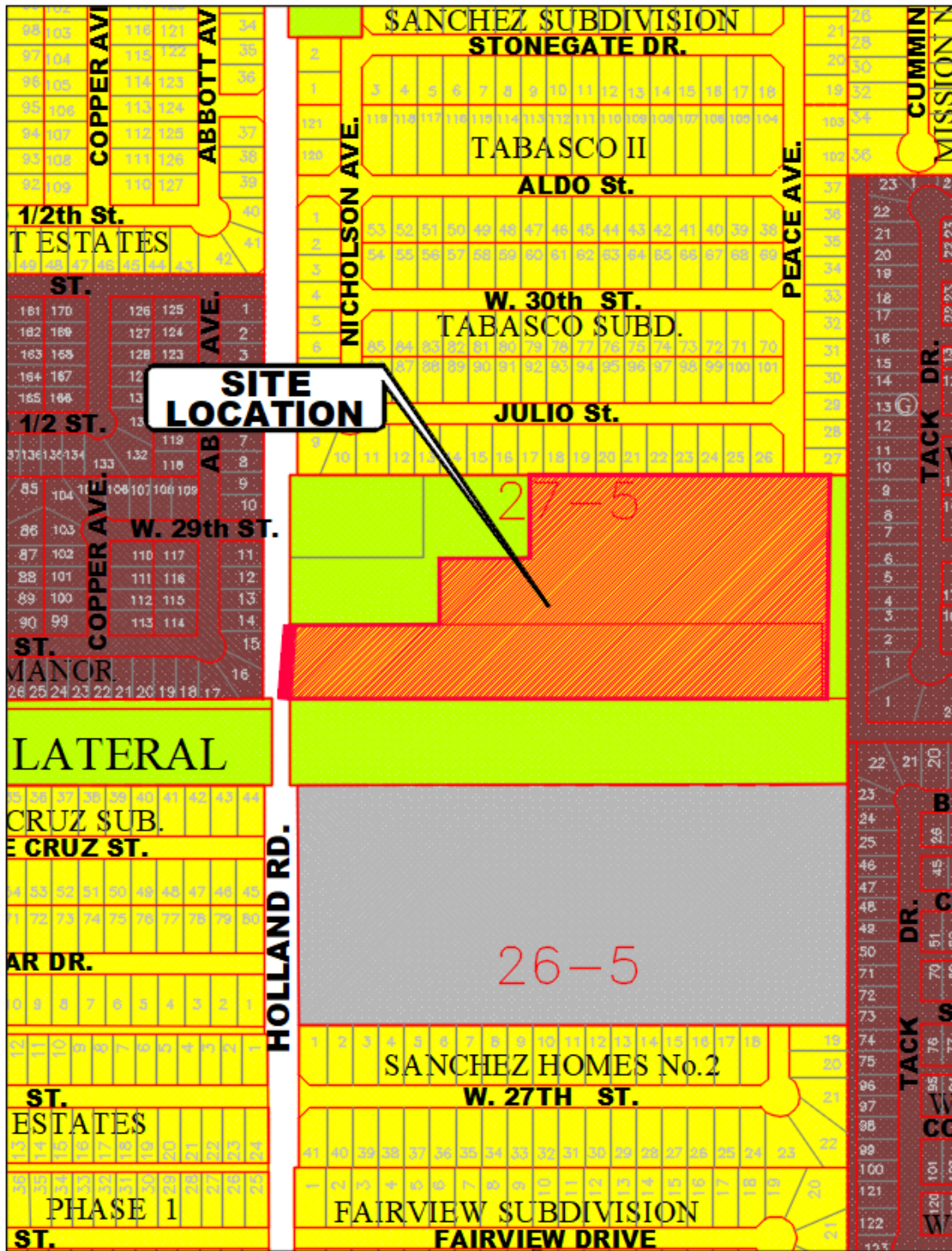
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SHEET 1 OF 2

AERIAL



ZONING MAP



CITY OF MISSION

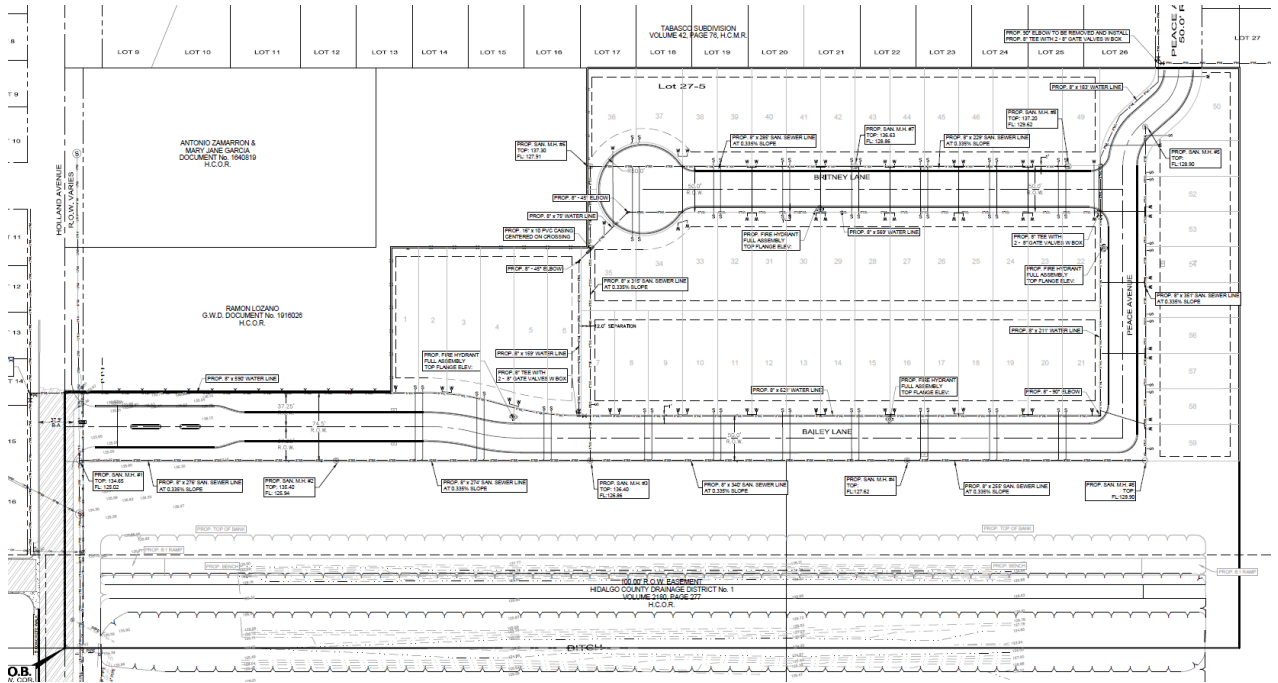
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.

UTILITY LAYOUTS



DRAINAGE REPORT



TBPELS Firm # F-1435
TBPELS # 10096600

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO M. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

Drainage Statement

HOLLAND ESTATES SUBDIVISION

Project #21185.00 Date: February 22, 2024; Revised April 19, 2024

Revised: May 28, 2024; Revised: October 17, 2024; Revised: January 15, 2025


HOLLAND ESATES SUBDIVISION A tract of land containing 15.125 acres situated in the County of Hidalgo Texas, being out of lot 27-5, West Addition To Sharyland, according to the plat thereof recorded in Volume 1, Page 56, Hidalgo County Map Records. This subdivision lies in Zone "C" & "A". Flood Zone "C" is defined as areas of minimal flooding. Flood Zone "A" if defined as areas of 100-year flood; base flood elevations and flood hazard factors not determined. Base flood elevation is 136.50. Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is approximately 2,868 feet north of the intersection of Griffin Parkway (F.M. 495) & State Holland Avenue. The property is currently open with a proposed use of 49 single family lots and 1 detention pond, currently inside the City of Mission, Texas. The proposed BFE is 136.50 is proposed for the Flood Zone "A" portion of the property. A LOMR-F will be submitted to FEMA for the designation of this portion of the property.

The soils in this area are (4) Brennan fine sandy loam and (28) Hidalgo sandy clay, which are in Hydrologic Group "B". These soils are moderately pervious and have a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a northeasterly direction, with a runoff of 12.44 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 54.68 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 42.24 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into a proposed detention pond on the east side of site, which will then discharge into the Mission Lateral.

In accordance with the City of Mission drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 63,026 cubic feet of detention will be provided within the widening of the existing H.C.D.D. #1 Mission Lateral. Plus, the total amount of fill brought in to get site out of flood zone is 578,256 cubic feet, bringing to a total of 641,282 cubic feet required.

<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 type="checkbox"/> CITY FACILITY	
<input type="checkbox"/> OTHER	
H.C.D.D. NO. 1	
DATE 2-3-25	


Mario A. Reyna, P.E. #117368

