

Petition for Preliminary Acceptance
6518 Samaritan Drive
Seneca Trails I Subdivision

City Council Meeting
Michael Gallardo, Planning and Zoning Director
December 16, 2025

Summary

- Question - Should City Council approve Developer's Petition for Preliminary Acceptance of Public Improvements (streets, drainage, sidewalks, streetscape, water and sewer) at Seneca Trails I Subdivision
- Options
 - Approve - Recommended
 - Deny
 - Other
- Declaration
 - All public improvements were installed according to code

Purpose/Background

- 11/13/24 - Planning and Zoning Commission approved the plat of Seneca Trails I Subdivision
- 12/10/25 - the City Engineer performed inspection of the Public Improvements & found them to be satisfactorily constructed
- Owner is now petitioning the city to approve Preliminary Acceptance of the public improvements

Fiscal Impact

- Applicant posted a Maintenance Bond in the amount of \$575,464.00 (10% of actual costs) to guarantee compliance with the 1-year maintenance
- Subdivider will take responsibility for all maintenance & replacement costs for a period of one year, then they will submit a Petition for Final Acceptance
- After final acceptance satisfactory inspection, city will own all public improvements

Recommendation

- Staff and City Engineer recommend approval of the Petition for Preliminary Acceptance for Seneca Trails I Subdivision, contingent upon receipt of the Plan of Record, water & sewer main shape files and that the walking trail is ADA compliant