

## MAYOR AND COUNCIL COMMUNICATION

**DATE:** December 16, 2025

**TO:** Mayor and Council

**FROM:** Michael Gallardo, Planning and Zoning Director

**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Presentation, Discussion, and Possible Action to Approve a Resolution on a Petition for Preliminary Acceptance of Public Improvements at the Seneca Trails Phase I Subdivision, Located at 6518 Samaritan Drive – M. Gallardo, Planning and Zoning Director

**SPONSOR(S):** N/A

### **PURPOSE & BACKGROUND**

The purpose of this communication is to consider approval of a Resolution on a Developer Petition for Preliminary Acceptance of Public Improvements (streets, drainage, sidewalks, trails, water and sewer infrastructure), for the Seneca Trails Phase I Subdivision, located in the 6500 block of Samaritan Drive.

On November 13, 2024, the Planning and Zoning Commission approved the plat of Seneca Trails I Subdivision. The applicant constructed all public improvements, and they have been satisfactorily inspected. They are lacking a Plan of record and shape files of the water and sewer improvements, but we expect these to be delivered prior to the City Council meeting.

### **FISCAL IMPACT**

The applicant has posted a Maintenance Bond in the amount of \$575,464.00 (10% of the actual cost of construction of improvements) to guarantee compliance with the one-year maintenance agreement. Correction of any deficiencies will be performed by the owner prior to final acceptance by the City Council.

### **RECOMMENDATION**

Staff recommends approval of the Petition for Final Acceptance, contingent upon receipt of the Plan of Record and water and sewer shape files.

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary