



MEETING DATE: December 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval for Tanglewood at Bentsen Palm Phase V Subdivision, being a tract of land containing 11.688 acres, out of Lot 14, Del Monte Irrigation Co. Subdivision, located 150 feet East of the intersection of Falcon Drive & Kingfisher Lane. Developer: Rhodes Enterprises, Inc., Engineer: Melden & Hunt, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 7, 2024 – Preconstruction meeting held for this subdivision and the issuance of the Notice to Proceed to the developer.
- October 28, 2024 – City Council convened to approve Preliminary Plat Approval.
- November 5, 2025 - Conducted final walk-through at the site with all parties present.
- December 9, 2025 – Consideration of plat approval by the City Council.

Summary:

- The property is located approximately 150 feet East of the intersection of Falcon Drive, Kingfisher Lane.
- This development consists of 42 single-family residential lots.
- Water and sewer services will be provided by the City. There is a total of 3 fire hydrants via direction of the Fire Marshall.
- The internal streets are 32 feet back-to-back within a 50 feet right-of-ways. Access is from Falcon Drive.
- The storm system will discharge into an existing H.C.I.D No. 18 drain ditch, which was widened by Tanglewood Phase III to accommodate future phases.
- The subdivision is ready for recording.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____