



MEETING DATE: July 28, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Discussion and possible action on matters related to a Plat Approval Subject to Conditions for the proposed Sommercrest Oaks Estates (a private subdivision), being a 9.851-acre tract out of the South 12 acres out of the East 26.49 acres of Lot 296, John H. Shary Subdivision. Developer: RGV Villa Development, LLC, Engineer: BIG Engineering, Inc. - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 10, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- June 3, 2026 – Revisions to plans, additional comments by the Staff Review Committee (SRC), and the approval of the drainage report.
- June 25, 2026 – Final review of plat and construction plans deemed complete by Staff Review Conference.
- July 1, 2026 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- July 28, 2026 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The property is located along the West side of N. Taylor Road approximately 100 feet North of Mile 2 Road.
- This development will consist of a 28-large lot single-family residential development with one lot dedicated to storm detention.
- The average proposed lot will measure 65 feet in width by 130 feet in depth, 16 lots will be considered irregular, all being consistent with the proposed new lot size minimums for an R-1A single family residential zone.
- Water and sewer services will be provided by the City. There is a total of 2 fire hydrants via direction of the Fire Marshall.
- The internal public streets are 32 feet back-to-back within 50 feet right-of-way. This subdivision is only accessible from Taylor Road being a public R.O.W.
- A storm drainage conveyance system comprised of curb and gutters, concrete valley gutters, and inlets which will route storm water to the [proposed detention pond. The City's Engineering department has reviewed and approved the drainage report and design.
- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$675xlot), Conveyance or Payment of Water Rights (\$3000xac.), 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. In addition the developer must pay escrows for 20 feet of asphalt and a 5 foot sidewalk along Taylor Road.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager’s Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____