



MEETING DATE: October 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Mayfair at Trinity, a Private Subdivision, being a 27.272 acre tract of land out of Lot 15-11, West Addition to Sharyland and out of Lots 1 and 4, and all of Lot 2 and 3, Rees Subdivision, Developer: Dolcan Development, Inc., Engineer: Melden & Hunt, Inc., - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 2, 2024 – City Council convened for Preliminary Approval
- May 14, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- October 3, 2025 – A Final Walk-Thru was held to conduct on-site inspections with all parties involved.
- October 14, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The property is located at the Northeast corner of Bryan Road and Trinity Street. The land is currently open with a proposed use of 77 single family residential lots and 1 commercial lot. This subdivision will be private/gated. A payment in the amount of \$500.00 per dwelling unit shall be required as per the parks ordinance prior to plat recording
- The internal streets are 32' Back-to-Back within a 50' ROW. Access to the subdivision will be from Bryan Road and Trinity Street. All internal streets will be private.
- This subdivision was granted 2 variances: The developer will utilize private street names vs. the City's grid system. In addition, a variance was granted to allow 5 foot side setback.
- Water will be supplied through main lines running to and through the subdivision which will be looped from Bryan Road and Trinity Street. There will be 9 fire hydrants protecting the site as per the direction of the Fire Marshal's office. Water Rights conveyance or payment shall be collected in the amount of \$3000 per acre prior to recordation of the subdivision. The City's sanitary sewer will collect from 4" stubouts placed front and center of each lot. The Capital Sewer Recovery fee will be imposed at \$200 per lot and \$750 per acre for the commercial lot.
- This subdivision lies in flood zone "B" per FEMA Community Panel No. 480334 0400 C. Drainage for this subdivision shall consist of surface runoff into the streets and collected

by inlets and discharge into the existing South Mission Lateral. The City's engineering department has reviewed and approved the drainage report and design.

STAFF RECOMMENDATION:

Staff recommends approval of the plat as presented.

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____