



MEETING DATE: August 25, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Sharyland Plantation Village Granada Phase II Subdivision, 10.04 acres of land, more or less, and partially located within Lot 92 & Lot 102, John H. Shary Subdivision, Developer: Charco Land Sales, LLC, Engineer: Mesquite Engineering - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 22, 2024 – City Council convened for Preliminary Approval
- November 12, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- August 8, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- August 25, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located North of the intersection of Los Indios Parkway and West of Glasscock Road.
- This development consists of 35 residential lots and 1 common area.
- Water service will be provided by a connection from an existing 8" water line north of the site and looped to the south of this development to an existing 12" line along Los Indios Parkway with 3 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 4" sewer stubouts at each lot.
- The internal streets are 32' Back-to-Back within a 50' ROW. Access will be by existing ROW extensions from Phase I and Los Indios Parkway. Internal streets will be public.
- This site is part of a master drainage plan. The City's engineering department has reviewed and approved the drainage report and design.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____