



MEETING DATE: August 11, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions and Consideration of a Variance for a lot without frontage to a public street for Izagi Oaks Subdivision, a 2.5-acre tract of land, more or less, being the West 726 feet of the North 10 acres of the South 20 acres of Lot 293, John H. Shary Subdivision, AO-I, Developer: Diana Izaguirre, Engineer: Izaguirre Engineering Group, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 11, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City to include a Variance Request.
- July 24, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- August 6, 2025 – Consideration of the Plat Approval Subject to Conditions and consideration of a Variance Request by the Planning and Zoning Commission.
- August 11, 2025 – Consideration of the requested Plat Approval Subject to Conditions and consideration of a Variance Request by the City Council.

Summary:

- The proposed subdivision is a 2 single family residential lot development located on the East side of N. Glasscock Road, approximately 500 feet North of E. Mile 2 Road.
- The land use for this subdivision is consistent with surrounding single-family residential lots
- The site will have frontage to N. Glasscock Road and through a 30 feet private access driveway along the South property line.
- A Variance Request has been submitted to allow the development to proceed without Lot 2 having access to a public street as defined in the Code of Ordinances / Chapter 98-Subdivisions / Article I. Sec. 98-1 Definitions. Lot means an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract, and which is identified by a tract or lot number or symbol in a duly-approved subdivision plat which has been properly filed of record.
- Water and sewer services will be provided by the City. There is an existing fire hydrant accessible to this site and acknowledged by the Fire Marshall.

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), Street widening improvements or escrows, and all other format findings will be complied with prior to plat recording.

STAFF RECOMMENDATION:

Staff recommends approval of the Plat subject to conditions: Payment of Capital Sewer Recovery Fees, Payment of Park Fees, Conveyance or Payment of Water Rights, Glasscock street widening improvements or escrows, approval of the infrastructure from the different City departments as per the approved construction plans, and the granting of the Variance as requested.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____