



MEETING DATE: August 11, 2025
PRESENTED BY: Xavier Cervantes, Director of Planning
AGENDA ITEM: Plat Approval for Las Misiones de San Jorge Subdivision Phase I being a 23.48-acre tract of land, more or less, out of and forming a part of lots 9-6, West Addition to Sharyland, Developer: Cabe Investment, L.P., Engineer: MAS Engineering, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 13, 2023 – City Council convened for Preliminary Plat Approval
- July 21, 2023 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- July 18, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- August 4, 2025 – The Statement of Completions have been received by the Planning Department.
- August 11, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the South side of W. Military Parkway approximately 400 feet west of S. Conway Avenue
- This development consists of 63 multi-family residential lots.
- Water and sewer services are provided by the City. There is a total of 5 fire hydrants via direction of the Fire Marshall.
- The internal public streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is only accessible from W. Military Parkway. The internal streets will be public.
- Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along S Conway Ave. The City's Engineering department has reviewed and approved the drainage report and design.
- The subdivision is ready for recording.

STAFF RECOMMENDATION:

Staff recommends approval

Departmental Approval: N/A

Advisory Board Recommendation: N/A

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____