



**MEETING DATE:** May 27, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Plat Approval: Sharyland Business Park Subdivision, 175.221 acres out of Porcion 57, Light Industrial Zoning, Developer: Cascade Real Estates Operating, L.P., Engineer: Melden & Hunt, Inc., - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- June 28, 2021 – City Council convened for Preliminary Approval
- February 25, 2022 – A Notice-to-Proceed was issued by the Purchasing Department
- November 22, 2024 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- May 27, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subject site is located at the Northwest corner of Anzalduas Highway and F.M. 494 Shary Road.
- This development consists of 15 lots and 1 drain ditch.
- Water service is provided from an existing 12" main located along the West side of Anzalduas Highway and from an existing 8" line along F.M. 494 Road. There is a total of 20 fire hydrants as per the Fire Marshall's directive.
- The sanitary sewer line runs to and thru the subdivision collecting from 8" sewer stub outs.
- The internal streets range from 50' B-B on a 70' ROW and 80' B-B on a 120' ROW.
- Storm drainage for this site is compliant for a 50-year storm event. The Engineering Department has approved the drainage construction as built.

**STAFF RECOMMENDATION:**

Staff recommends approval

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** N/A

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**City Manager's Recommendation:** Approval *MRP*

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_