



# City Council STAFF REPORT

Document ID: 2026-107

Category: Action Item

**Department:** Community Development  
**Department Head:** Othon Mora, Community Development Director  
**Meeting Date:** April 1, 2026

## **SUBJECT:**

**MONTERREY PARK SUBDIVISION NO.2, UNIT 4C - PHASES 62-67**

**LOTS 484 TO 493 PER FM 28/60**

**LOTS 512 TO 521 PER FM 28/60**

**LOTS 550 TO 568 PER FM 28/60**

- 1. APPROVAL AND ACCEPTANCE OF OFF-SITE STREET IMPROVEMENTS.**
- 2. AUTHORIZE PARTIAL RECONVEYANCE TO JUPITER VENTURES I, LP.**

## **BACKGROUND:**

City Staff conducted regular field inspections during the construction of the off-site street improvements for Monterrey Park Subdivision No.2, Unit 4C - Phases 62-67 and a final walk through was completed on Friday, May 23, 2025. At this time, the improvements were found to be completed.

One Year Warranty for labor and materials will end on May 23, 2026.

Now, the Developer is requesting Partial Reconveyance of the above-referenced Lots. See FM 28-60 attached herewith with Exhibit B for details.

## **FISCAL IMPACT:**

No Fiscal Impact

## **REQUESTED ACTION:**

1. Staff recommends approval and acceptance of off-site street improvements of Monterrey Park Subdivision No.2 Unit 4C - Phases 62-67.
2. Staff recommends authorization of Partial Reconveyance regarding Lots 484 to 493 per FM 28-60, Lots 512 to 521 per FM 28-60, and Lots 550 to 568 per FM 28-60 to Jupiter Ventures I, LP.

## **CITY MANAGER RECOMMENDATION:**

Approve recommended action.

Attachments:

1. MP Sub 2 Unit 4C\_Partial Reconveyance\_Phases 62-67\_Exhibit-B

**RESULTS:**

Motion: Approve - CARRIES

Initiated By: Mayor Pro-Tem Stacy Mendoza

Seconded By: Council Katie Burnworth

AYES: Robert Amparano, Katie Burnworth, James Tucker, Stacy Mendoza, Ida Obeso-Martinez

NAYS: None

ABSTAIN: None

ABSENT: None