



MEETING DATE: November 12, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval Subject to Conditions: Sonoma Ranch Subdivision Phase III, a 26.67 acre tract of land out of Lot 29-9, West Addition to Sharyland Subdivision, Developer: Carlos I. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 14, 2025 – Plat, preliminary construction plans, and Subdivision Application submitted to the City.
- October 16, 2025 – Revisions to plans were resubmitted for follow-up review and additional comments by the Staff Review Committee (SRC).
- October 30, 2025 – Final review of plat and construction plans deemed complete by Staff Review Conference..
- November 5, 2025 – Consideration of plat approval subject to conditions by the Planning and Zoning Commission.
- November 12, 2025 – Consideration of plat approval subject to conditions by the City Council.

Summary:

- The subdivision is located along the East side of Mayberry Road approximately 1,320 feet North of W. Mile 2 Road.
- This development consists of 115 single family residential lots.
- The proposed lots measure 50 feet in width by 130 feet in depth consistent with the proposed new lot size minimums for R-1 single family residential zoning.
- Water and sewer services will be provided by the City. There is a total of 7 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 Sonoma Ranch Subdivision Phase I which will replat 2 of its original lots for future public R.O.W.
- Storm water will be diverted by inlets and collected in an on-site detention pond with an ultimate outfall into an existing inlet along W. 2 Mile Road. The City's Engineering department has reviewed and approved the drainage report and design.

- The required Capital Sewer Recovery Fees (\$200xlot), Park Fees (\$650xlot), Conveyance or Payment of Water Rights (\$3000xac.), and all other format findings will be complied with prior to the City Council approval.
- All items on the subdivision checklist will be addressed prior to the recording of the plat.

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, and approval of the infrastructure from the different City departments as per the approved construction plans.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____