



MEETING DATE: December 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Sonoma Ranch Subdivision Phase II, A tract of land containing 16.14 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland located along the East side of Mayberry Road approximately 2,000 feet North of W. Mile 2 Road, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 23, 2024 – City Council convened for Preliminary Plat Approval
- September 26, 2024 – Hosted a Preconstruction Conference to sign construction plans and issue a Notice-to-Proceed
- November 21, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- December 9, 2025 – Consideration of the requested Plat Approval by the City Council.

Summary:

- The subdivision is located along the East side of Mayberry Road approximately 2,000 feet North of W. Mile 2 Road adjacent to the North of Sonoma Ranch Subdivision Phase I.
- This development consists of 74 single family residential lots and 1 detention pond.
- Water and sewer services will be provided by the City. There is a total of 6 fire hydrants via direction of the Fire Marshall.
- The internal streets are 32 feet back-to-back within 50 feet right-of-ways. This subdivision is accessible from N. Mayberry Road and from the continuation of two streets from Sonoma Ranch Subdivision Phase I. All 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 W. 2 Mile Road. 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: Approval

City Manager's Recommendation: Approval *PP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____