



MEETING DATE: July 28, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Plat Approval: Sonoma Ranch Subdivision Phase I, A tract of land containing 22.84 acres of land, being a part or portion of Lot 30-9, West Addition to Sharyland, R-1, Developer: Jason E. Garza., Engineer: Javier Hinojosa Engineering - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 25, 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
- July 15, 2025 – A Final Walk-Thru was scheduled and conducted on-site with all parties involved for inspection.
- July 18, 2024 – The Statement of Completions have been received by the Planning Department.
- July 28, 2025 – Consideration of the requested Plat Approval 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 108 single family residential lots.
- Water and sewer services will be provided by the City. There is a total of 10 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 N. Mayberry Road. St. The 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 *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____