

February 21, 2023

City of Schertz- Public Works
Attn: Suzanne Williams, Public Works Director
10 Commercial Place, Building #2
Schertz, TX 78154

Re: Saddlebrook Ranch Subdivision, Unit 1A – Public Infrastructure Engineering Comments- Waiver Request
City of Schertz UDC 21.15.2.D

Dear Ms. Williams,

Moy Tarin Ramirez Engineers, LLC is the engineer of record for the Saddlebrook Ranch Subdivision, which consists of the platting and construction of 633 single-family residential lots on the north side of Lower Sequin Road, approximately 4,000 feet east of the intersection of FM 1518 and Lower Seguin Road. This development has been in process with various applications to the City of Schertz since August of 2020 starting with the request for a Comprehensive Land Plan Amendment. Since that time, on February 23, 2021 the Saddlebrook Ranch Planned Development District (PDD) zoning was adopted by The City of Schertz City Council and subsequently on August 25, 2021, the Saddlebrook Ranch Master Development Plan (MDP) was approved by The City of Schertz Planning and Zoning Commission. On February 8, 2023, the Saddlebrook Ranch Master Development Plan Amendment was approved by the City of Schertz Planning and Zoning Commission.

The Saddlebrook Ranch Unit 1B Construction Plans are currently under review by the City of Schertz. On July 21, 2022 we received a comment related to UDC 21.15.2.D, which states “extension of water and wastewater lines shall be made along the entire frontage of the subdivision adjacent to a street or thoroughfare”. The comment stated:

“Provide sanitary sewer extension to plat boundary.”

A subsequent comment was received on November 29, 2022 which stated:

“Provide sanitary sewer extension along Lower Seguin Road to plat boundary.”

By this letter we are formally requesting a waiver of UDC 21.15.2.D. Our position is that we are providing a sanitary sewer extension through Units 3 and 5 to the plat boundary and in doing so, we will be able to serve the properties to the east.

Thank you for your consideration of our request, we look forward to hearing back from you. We are available to meet to further discuss this request, as needed, at your convenience.

Sincerely,
Moy Tarin Ramirez Engineers, LLC



Todd Mills, P.E.
Senior Project Manager