

# Memo

**To:** Planning and Zoning Commission via Emily Delgado, Planning Manager  
**From:** Jennifer R. Shortess, P.E., Engineer  
**Date:** March 9, 2023  
**Re:** Recommendation for Waiver to Requirement to Extend Public Sanitary Sewer to Serve the Proposed Saddlebrook Ranch Unit 1B Subdivision

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The developer of the proposed Saddlebrook Ranch Unit 1B Subdivision (on Lower Seguin Road, approximately 1 mile east from the FM 1518 intersection) has requested a waiver concerning sanitary sewer requirements contained in the Unified Development Code (UDC). A summary of the waiver and Staff recommendation for the waiver are as follows.

**Section 21.15.2.D** of the UDC requires sanitary sewer lines to be extended across the proposed subdivision's frontage to facilitate the future extension of wastewater lines. The proposed Saddlebrook Ranch Unit 1B Subdivision frontage is approximately 1,800 feet. A sanitary sewer extension along Lower Seguin Road (subject property frontage) is proposed for approximately 1,250 linear feet. The waiver request provided includes the remaining portion of Unit 1B subdivision frontage (550 linear feet). In this case, an extension is accomplished by routing proposed sewer mains internal to the Unit 1B subdivision. The sewer main extension requested in lieu of providing a sewer extension along Lower Seguin Road will serve approximately 136 acres. Therefore, Staff recommends approval of the waiver request to the requirement to extend a sanitary sewer line across the Saddlebrook Ranch Unit 1B Subdivision.

As proposed, the sanitary sewer extensions would serve the subject property and adjacent properties. Therefore, the Engineering Department supports the granting of this waiver and notes that this request is consistent with similar waivers granted in the City.

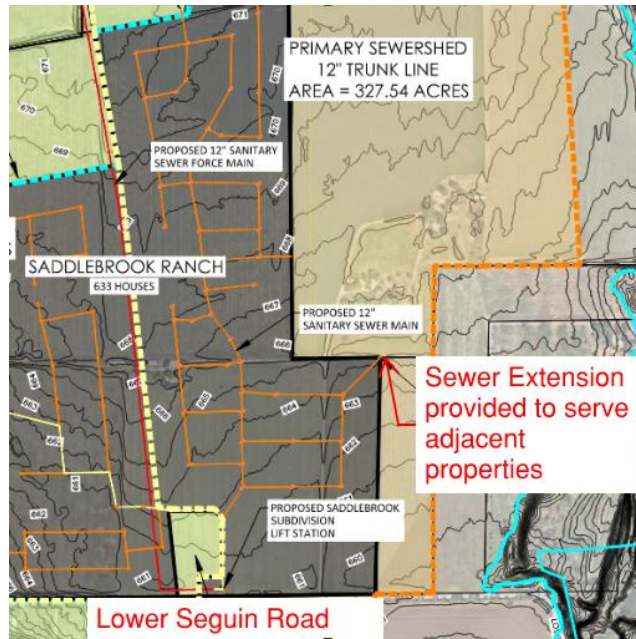


Figure 1: Saddlebrook Ranch Unit 1B Sewer Extension