

MEMORANDUM

To: Seguin Planning & Zoning Commission
From: Kyle Warren, Planner
Subject: Arroyo Ranch Phase VII
Date: February 7, 2023

City Staff has reviewed the final plat for the Arroyo Ranch Phase VII Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. Arroyo Ranch is a single-family residential development divided into 7 phases. Phase VII has 42 buildable lots.

Staff has identified minor deficiencies that can be revised and reviewed by staff without further review of the Planning & Zoning Commission. Staff recommends approval of the Final Plat with the following conditions:

- Revise signature blocks – UDC Tech Manual Standardized signature block
- Update GVEC plat notes
- Update ownership information in ownership signature block
- Revise size and location of county clerk's signature block
- Remove building setback lines from plat
- Revise plat notes – UDC Tech Manual Engineering Checklist
- Label omissions on adjoining properties– UDC Tech Manual, Engineering Checklist
- Remove duplicate plat title and other non-relevant information from plat
- Revise SHWSC notes
- Correct missing line calls on plat

If an Approval with Conditions is granted by the Planning & Zoning Commission, the applicant will need to provide the revised final plat to City Staff to ensure conditions have been met before moving forward to recordation.