

## MEMORANDUM

To: Seguin Planning & Zoning Commission

From: Ismael Segovia, Asst. Director of Planning and Codes

Subject: Final Plat for Unit 1 of B&B Road Tract Subdivision

Date: February 2, 2021

City staff has reviewed the Unit 1 final plat for the B&B Road Tract Subdivision for compliance with the Unified Development Code and applicable City requirements. This is the first phase of the proposed two phases of development as identified on the approved Concept Plan. Sixty (60) residential lots are being proposed with Unit 1. This phase of the subdivision will gain access using B&B Road. The lots meet the minimum sizes and dimensions of the R-1 zoning district.

This development will be doing a 100% fee-in-lieu of parkland dedication.

The Drainage Report and the Public/Subdivision Improvements Construction Plans have been reviewed and approved by City staff. The subdivision will be served by City of Seguin sewer.

Based on the completed reviews for compliance with the City of Seguin's regulations, staff recommends approval of the Unit 1 Plat for the B&B Road Tract Subdivision.