City of Seguin

Public & Virtual Meeting Agenda

City Council

210 E. Gonzales Street
Seguin TX, 78155

Tuesday, January 20, 2026 | **5:30 PM** | **Council Chambers**

This meeting can be viewed live at:

https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=0df222d8-589b-418e-8606-1766e8c8df35

1. Call to Order

2. Invocation - Bishop Vincent James Sr., Sweet Home Baptist Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

5. Hearing of Residents:

Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.

6. Presentation

a. 26-005 Annual Seguin Police Department 2025 Racial Profiling/Citizen Contact Report. - Jason Brady, Police Chief

Attachments: 2025 TCOLE Racial Profiling Submission 01072026

2026 City Council Racial Profiling Presentation for CY 2025

b. 26-008 Presentation of the City's water supply alternatives for developing future water resources; - Timothy Howe, Director of Utilities and Darren Thompson, HDR

Attachments: Council Memo 1-20-2026

Analysis of Water Supply Alternatives Council Presentation 1-20-2026

c. 26-016 Presentation and possible discussion on Seguin ISD's and Navarro ISD's

growth in the City of Seguin. - Jim Lievens, District 3 Councilmember

Attachments: Residential Properties Analysis for City of Seguin & Navarro ISD (2007-2025)

7. Consent Agenda

a. 26-001 Minutes of the January 6, 2026 City Council meeting.

Attachments: CC.Minutes.01062026

b. 26-020 Check Report December 31, 2025 through January 13, 2026.

Attachments: Check Report 12312025 - 01132026

c. 26-013 Authorize the purchase of one new dump truck for Water Utilities Department from Doggett Freightliner in the amount of $157,231.00; and declare an effective date. - Steven Purchase, Fleet Manager.

Attachments: Council Coversheet Water Dump Truck 1.6.2026

Doggett Freightliner Quote water utilities

d. 26-012 Authorizing the auction of excess vehicles and equipment and providing an effective date. - Steven Purchase, Fleet Manager

Attachments: AUCTION LETTER 1-20-26

e. 25-712 Resolution authorizing the submission of a Criminal Justice Grant (JAG) application seeking funding for a four-wheel drive police patrol vehicle. - Kate McCloud, Grants Administrator

Attachments: Agenda Item Memo - Application JAG FY27

Resolution to Apply JAG Seguin

f. 25-710 Resolution authorizing the submission of a General Victim Assistance (VOCA) grant application seeking continuing funding to assist all victims of crime and training for the Crime Victim Liaison. - Kate McCloud, Grants Administrator

Attachments: Agenda Item Memo - Application VOCA FY27

Resolution to Apply VOCA Seguin

g. 25-741 Resolution authorizing the submission of a Recreational Trails Grant Program application seeking funding to connect the Walnut Springs Trail to Max Starcke Park. - Kate McCloud, Grants Administrator

Attachments: Agenda Item Memo - Application Recreational Trails - UPDATED

Resolution to Apply Recreational Trails Seguin

h. 26-011 Resolution authorizing the submission of a Genetic Genealogical DNA Analysis grant application seeking funding for forensic DNA testing, analysis, preservation and expert case review for six (6) unsolved cold homicide cases. - Kate McCloud, Grants Administrator

Attachments: Agenda Item Memo - Application DNA Testing FY27
Resolution to Apply DNA Testing Seguin

i. 25-740 Resolution authorizing the submission of a Juvenile Justice & Youth Diversion grant application seeking funding for a truancy reduction, intervention, and prevention program provided by Seguin Youth Services. - Kate McCloud, Grants Administrator

Attachments: Agenda Item Memo - Application TRIPP FY27
Resolution to Apply TRIPP Seguin

j. 25-742 Resolution authorizing the purchase of one Drum Pilot Line Winder for Electric Utilities and declaring an effective date. - Timothy Jay Howe, Director of Utilities

Attachments: Council Memo 01-20-26 Sherman Reilly 4-Drum
Resolution 01-20-2026
12994_CITY OF SEGUIN_PLW-200X-T LINE WINDER_SOURCEWELL
PLW-200X-PILOT-LINE-WINDER (1)

k. 25-660 Ordinance on second reading to consider the Voluntary Annexation of approximately 132.993 acres located at 3281 Cordova Rd, situated in the A M Esnaurizar Survey, Abstract 20, in Guadalupe County, Texas Property Ids. 55627 and 55628 (VAN10212025). - Pamela Centeno, Director of Planning & Codes

Attachments: Staff Memo_VAN10212025 area 1
Annex Ordinance_VAN10212025 area 1
CC_ExhibitA
CC_ExhibitB

l. 25-661 Ordinance on second reading to consider the Voluntary Annexation of approximately 50.650 acres located near the 1500 block of E Martindale Rd, situated in the M Cherino Survey, Abstract 10, in Guadalupe County, Texas Property Id. 52678 (VAN09162025). - Pamela Centeno, Director of Planning & Codes

Attachments: Staff Memo_VAN09162025 area 1
Annex Ordinance_VAN09162025 area 1
CC_ExhibitA
CC_ExhibitB
CC_ExhibitC

m. ZC 22-25_CC Ordinance on second reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806 (ZC 22-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: Staff Memo ZC 22_25
ZC 22-25 Ordinance
ZC 22-25 Planning Commission Report & packet
ZC2225_ExhibitA_CC

n. ZC 24-25_CC — Ordinance on second reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: Staff Memo ZC 24_25
ZC 24-25 Ordinance
Planning Commission Report and packet
ZC2425_ExhibitA_CC

o. ZC 26-25_CC — Ordinance on second reading to consider a Zoning Change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: Staff Memo ZC 26_25
ZC 26-25 Ordinance
Planning Commission Report and packet
ZC2625_ExhibitA_CC

8. Action Items - Discussion and Possible Motion to Approve

a. ZC 21-25_CC — Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678, (ZC 21-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: Staff Memo ZC 21_25
ZC 21-25 Ordinance
ZC 21-25 Planning Commission Report & packet
ZC2125_ExhibitA_CC

b. ZC 23-25_CC — Ordinance on second reading to consider a Zoning Designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628 (ZC 23-25). - Pamela Centeno, Director of Planning & Codes.

Attachments: Staff Memo ZC 23_25
ZC 23-25 Ordinance
ZC 23-25 Planning Commission Report & packet
ZC2325_ExhibitA_CC

c. 25-730 — Public Hearing and Resolution adopting a Drainage Master Plan for the

City of Seguin; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering and Capital Projects

Attachments: 2026-01-20 Memo Drainage Master Plan
2026-01-20 Resolution Drainage Master Plan
Master Drainage Plan Draft

d. 26-004 Discussion and possible direction regarding trail rider events and horseback riding within and through the City of Seguin. - Rusty Suarez, Assistant Chief of Police

e. 26-017 Resolution authorizing the City Manager to execute a Professional Service Agreement between the City of Seguin and Fitzpatrick Design Construction Services Group, LLC (FDCS), related to the design phase of the construction of fire station #4; and declaring an Effective Date. - Dale Skinner, Fire Chief

Attachments: Council Memo IProfessional Servicesl Agreement with FDCS 2025
Resolution.Fitzgerald.FireStation
2026.01.15 - Seguin Proposal letter_Exhibit A
Seguin Contract for Services_01152026
Task Authorization

f. 26-009 Resolution authorizing the City Manager to execute an amendment to the Exclusive Franchise Agreement for residential solid waste collection with Waste Connections Lone Star, Inc. to add Household Hazardous Waste Services; providing for a monthly Household Hazardous Waste Service Charge; and providing an effective date. - Rick Cortes, Deputy City Manager

Attachments: DRAFT Memo - HHW added service
Amended Resolution_HHW Solution
Amended and Resinstated Agreement

g. 26-010 Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C - Fee Schedule, Chapter 86, Solid Waste, to add a Household Hazardous Waste Service and associated monthly per-household fee; providing for implementation through the City's Solid Waste Franchise Agreement; providing a severability clause; providing for publication; providing an effective date; and authorizing City Staff to submit this Ordinance as a supplement to the Seguin Code of Ordinances. - Rick Cortes, Deputy City Manager

Attachments: Draft Ordinance HHW Fee Schedule

9. Closed Session

In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:

a. 26-015 Section 551.087 (Deliberation Regarding Economic Development Negotiations) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations related to Project Vast. Possible action may follow in Open Session.

10. Reconvene into Open Session and Take Action on Closed Session Items if necessary

11. Adjournment

CERTIFICATE

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 13th day of January 2026 at 1:10 p.m.

Kristin Mueller
City Secretary

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.

Racial Profiling Report | Full

Agency Name: SEGUIN POLICE DEPT.
Reporting Date: 01/07/2026
TCOLE Agency Number: 187204

Chief Administrator: JASON P BRADY

Agency Contact Information:
Phone: (830) 401-2340
Email: jbrady@seguintexas.gov

Mailing Address:
350 N GUADALUPE ST, SEGUIN, TX, 781554447

This Agency filed a full report

SEGUIN POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the SEGUIN POLICE DEPT. from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the SEGUIN POLICE DEPT. if the individual believes that a peace officer employed by the SEGUIN POLICE DEPT. has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the SEGUIN POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the SEGUIN POLICE DEPT. policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The SEGUIN POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: Lauren Edwards
Emergency Communications Manager

Date: 01/07/2026

Total stops: 12643

Street address or approximate location of the stop	
City street	7806
US highway	1347
County road	88
State highway	3394
Private property or other	8
Was race or ethnicity known prior to stop?	
Yes	327
No	12316
Race / Ethnicity	
Alaska Native / American Indian	46
Asian / Pacific Islander	150
Black	1058
White	4500
Hispanic / Latino	6889
Gender	
Female	**5071**
Alaska Native / American Indian	6
Asian / Pacific Islander	56
Black	385
White	1948
Hispanic / Latino	2676
Male	**7572**
Alaska Native / American Indian	40
Asian / Pacific Islander	94
Black	673
White	2552
Hispanic / Latino	4213
Reason for stop?	
Violation of law	**99**
Alaska Native / American Indian	1
Asian / Pacific Islander	2
Black	12
White	34

Hispanic / Latino	50
Preexisting knowledge	**62**
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	3
White	16
Hispanic / Latino	41
Moving traffic violation	**8643**
Alaska Native / American Indian	34
Asian / Pacific Islander	117
Black	696
White	3273
Hispanic / Latino	4523
Vehicle traffic violation	**3839**
Alaska Native / American Indian	11
Asian / Pacific Islander	29
Black	347
White	1177
Hispanic / Latino	2275

Was a search conducted?

Yes	**645**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	80
White	104
Hispanic / Latino	460
No	**11998**
Alaska Native / American Indian	46
Asian / Pacific Islander	149
Black	978
White	4396
Hispanic / Latino	6429

Reason for Search?

Consent	**210**
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	17
White	33

Hispanic / Latino	159
Contraband	**4**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	1
Probable	**301**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	39
White	50
Hispanic / Latino	212
Inventory	**35**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	3
Hispanic / Latino	29
Incident to arrest	**95**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	20
White	16
Hispanic / Latino	59

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**229**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	37	Yes 12	No 25
White	47	Yes 14	No 33
Hispanic / Latino	145	Yes 44	No 101
No	**416**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	1		
Black	43		
White	57		
Hispanic / Latino	315		

Description of contraband	
Drugs	**181**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	29
White	42
Hispanic / Latino	110
Weapons	**19**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	4
Hispanic / Latino	10
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**38**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	5
White	5
Hispanic / Latino	28
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**15**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	12
Result of the stop	
Verbal warning	**810**

Alaska Native / American Indian	3
Asian / Pacific Islander	5
Black	70
White	223
Hispanic / Latino	509
Written warning	**7815**
Alaska Native / American Indian	18
Asian / Pacific Islander	77
Black	655
White	2793
Hispanic / Latino	4272
Citation	**3833**
Alaska Native / American Indian	25
Asian / Pacific Islander	68
Black	301
White	1454
Hispanic / Latino	1985
Written warning and arrest	**84**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	14
White	15
Hispanic / Latino	55
Citation and arrest	**35**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	4
Hispanic / Latino	24
Arrest	**66**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	11
White	11
Hispanic / Latino	44
Arrest based on	
Violation of Penal Code	**121**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	25
White	20
Hispanic / Latino	76
Violation of Traffic Law	**10**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	8
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**54**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	7
White	8
Hispanic / Latino	39

Was physical force resulting in bodily injury used during stop?

Yes	**9**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	1
Hispanic / Latino	4
Resulting in Bodily Injury To:	
Suspect	3
Officer	1
Both	1
No	**12634**
Alaska Native / American Indian	46
Asian / Pacific Islander	150
Black	1054
White	4499
Hispanic / Latino	6885

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis ☐

Use Department's submitted analysis ☐

Optional Narrative

N/A

Submitted electronically to the

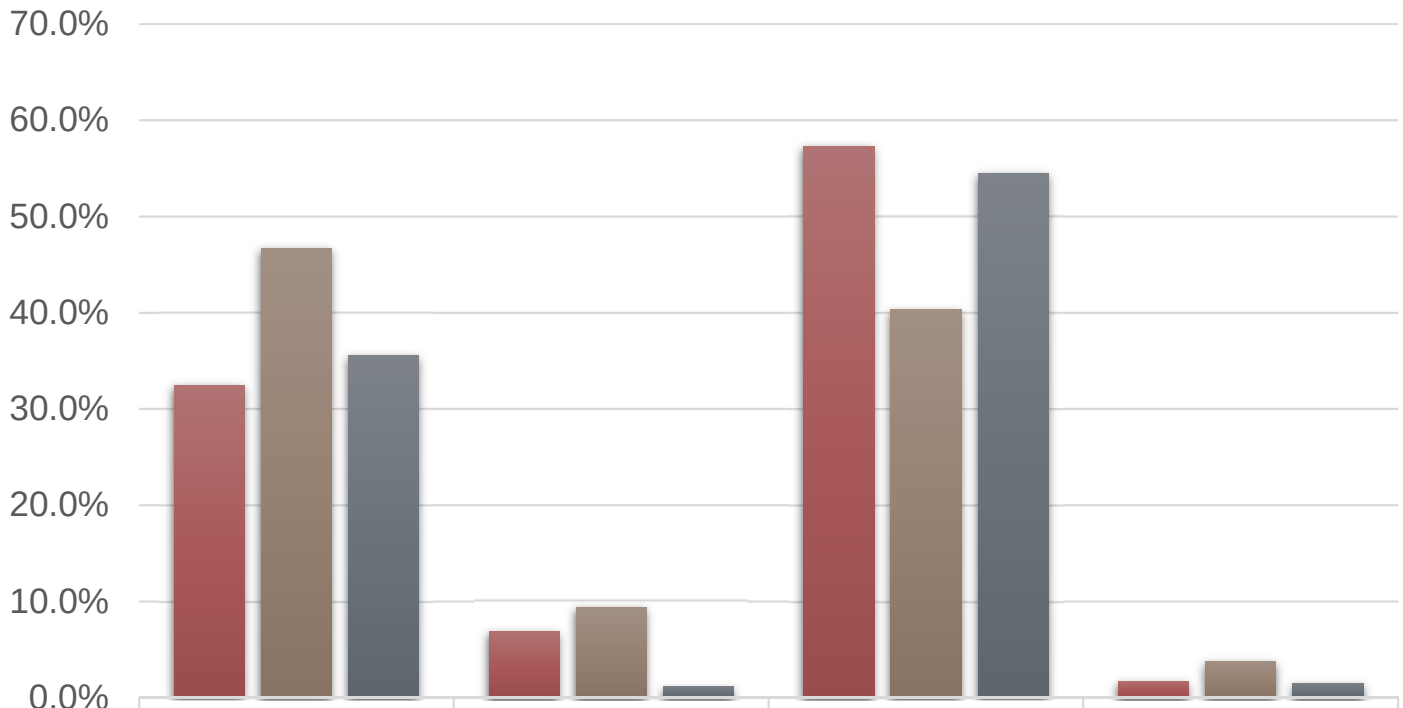
The Texas Commission on Law Enforcement

SEGUIN POLICE DEPARTMENT 2025 RACIAL PROFILING REPORT

Presented by Chief Jason P. Brady



PERCENTAGE OF MOTOR VEHICLE STOPS IN COMPARISON TO BENCHMARKS



	White	Black	Hispanic	Asian
% City Population	32.5%	6.9%	57.3%	1.8%
% County Population	46.7%	9.4%	40.3%	3.8%
% of Total Stops	35.6%	1.2%	54.5%	1.6%

JULY 1, 2024 (V2024) UNITED STATES CENSUS DATA

TRAFFIC STOPS AND OUTCOMES BY RACE/ETHNICITY

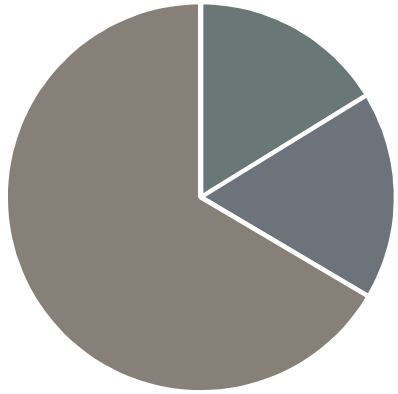
Stop Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
GENDER						
Female	1,948	385	2,676	56	6	5,071
Male	2,552	673	4,213	94	40	7,572

40.10% Female 59.89% Male

TRAFFIC STOPS AND OUTCOMES BY RACE/ETHNICITY

Stop Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
REASON FOR STOP						
Violation of Law	34	12	50	2	1	99
Pre-existing Knowledge	16	3	41	2	0	62
Moving Traffic Violation	3,273	696	4,523	117	34	8,643
Vehicle Traffic Violation	1,177	347	2,275	29	11	3,839

TRAFFIC STOPS AND OUTCOMES BY RACE/ETHNICITY



185 Total Arrests

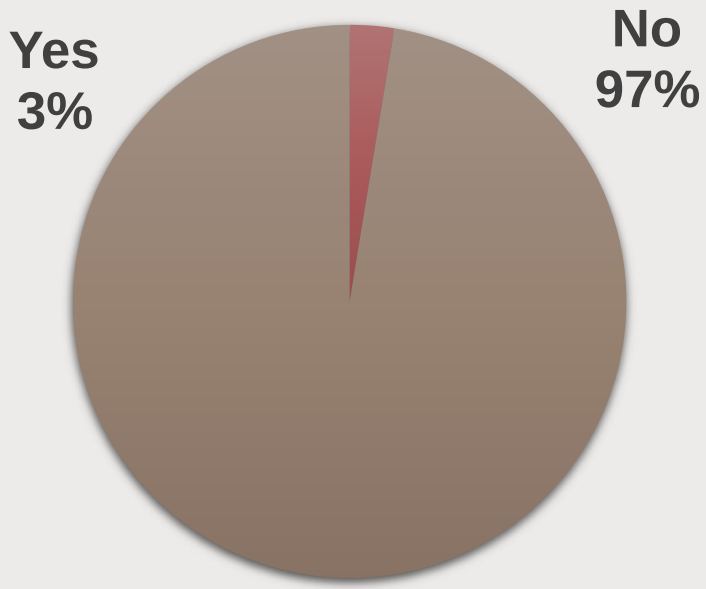
Stop Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
RESULT OF STOP						
Verbal Warning	223	70	509	5	3	810
Written Warning	2,793	655	4,272	77	18	7,815
Citation	1,454	301	1,985	68	25	3,833
Written Warning and Arrest	15	14	55	0	0	84
Citation and Arrest	4	7	24	0	0	35
Arrest	11	11	44	0	0	66

TRAFFIC STOPS AND OUTCOMES BY RACE/ETHNICITY

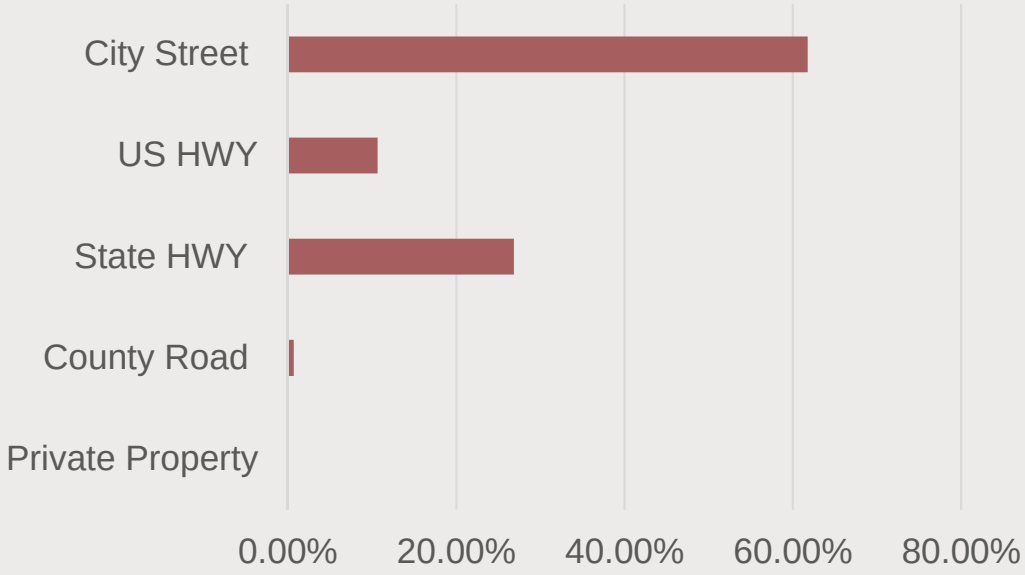
Stop Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
ARREST BASED ON						
Violation of Penal Code	20	25	76	0	0	121
Violation of Traffic Law	2	0	8	0	0	10
Violation of City Ordinance	0	0	0	0	0	0
Outstanding Warrant	8	7	39	0	0	54

ADDITIONAL INFORMATION TRAFFIC STOPS AND OUTCOMES BY RACE/ETHNICITY

Was race known prior to stop?



Approximate Stop Location



SEARCHES AND OUTCOMES BY RACE/ETHNICITY

Of the 12,643 Stops Conducted, 645 or 5.1% Resulted in a Search:

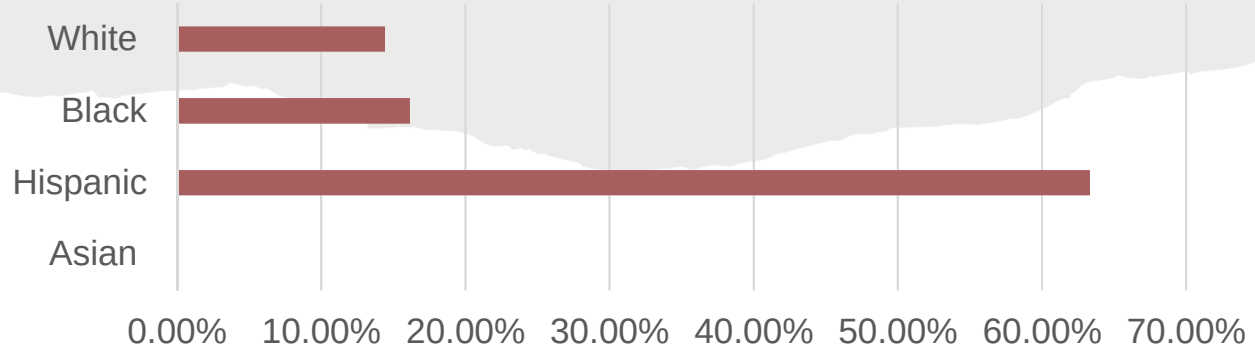
White (16.2%), Black (12.4%), Hispanic (71.3%), Asian (0.16%)

Search Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	45	12,643
SEARCH CONDUCTED						
Yes	104	80	460	1	0	645
No	4,396	978	6,429	149	46	11,998

SEARCHES AND OUTCOMES BY RACE/ETHNICITY

Search Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
REASON/TYPE OF SEARCH CONDUCTED						
Consent	33	17	159	1	0	210
Contraband in Plain View	2	1	1	0	0	4
Probable Cause	50	39	212	0	0	301
Inventory	3	3	29	0	0	35
Incident to Arrest	16	20	59	0	0	95

SEARCHES AND OUTCOMES BY RACE/ETHNICITY



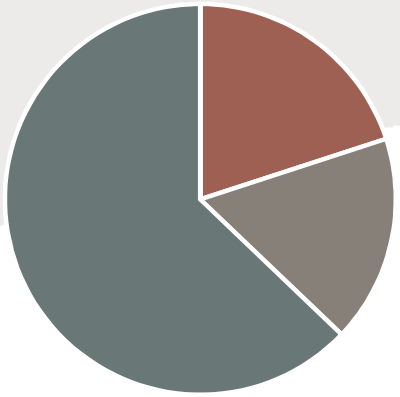
Search Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
WAS CONTRABAND DISCOVERED						
Yes	47	37	145	0	0	229
No	57	43	315	1	0	416

SEARCHES AND OUTCOMES BY RACE/ETHNICITY

Search Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
DESCRIPTION OF CONTRABAND						
Drugs	42	29	110	0	0	181
Weapons	4	5	10	0	0	19
Currency	0	0	0	0	0	0
Alcohol	5	5	28	0	0	38
Stolen Property	0	0	0	0	0	0
Other	2	1	12	0	0	15

SEARCHES AND OUTCOMES BY RACE/ETHNICITY

Of the 185 Total Arrests, 70 (or 30.56%) Were Due to the Arrested Person Being in Possession of Contraband



Search Table	White	Black	Hispanic/Latino	Asian/Pacific Islander	Alaska Native/American Indian	Total
Number of Stops	4,500	1,058	6,889	150	46	12,643
DID DISCOVERY OF CONTRABAND RESULT IN ARREST?						
Yes	14	12	44	0	0	70
No	33	25	101	0	0	159

SUMMARY

The Department received no complaints of racial profiling or biased-based policing in 2025.

The Department’s policies are in compliance with State Law and the Texas Police Chief’s Recognition Program.

It's real.

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Timothy J. Howe, Director – Water / Wastewater Utilities

Through: Rick Cortes, Deputy City Manager

Subject: Presentation of the Analysis of Water Supply Alternatives

Date: January 20, 2026

Historical Background

On July 15, 2025, City Council approved a professional service proposal for HDR Engineering to study the city's current water supply alternatives through the Schertz-Seguin Local Government Corporation (SSLGC) and compare these opportunities to the cost of participating in the GBRA WaterSecure project. Objectives of this analysis include, but are not limited to:

1. Data collection and evaluation of all available water resource opportunities;
2. Analyze the cost per acre-foot of water for each water resource;
3. Based on future water supply needs, recommend an amount of water for development;
4. Recommend a prioritized list of water resources to develop based on $/ac-ft;

Action Requested

No action.

Staff Recommendation

Cooperate with SSLGC to develop water resources available to the city prioritized by need and $/ac-ft.



City of Seguin
Water Supply Alternatives Analysis

Darren Thompson

1/20/2026

SEGUIN
TEXAS
It's real.

Project Overview

Objective

- Identify and analyze new water supply alternative opportunities to supplement existing supplies

Primary Task

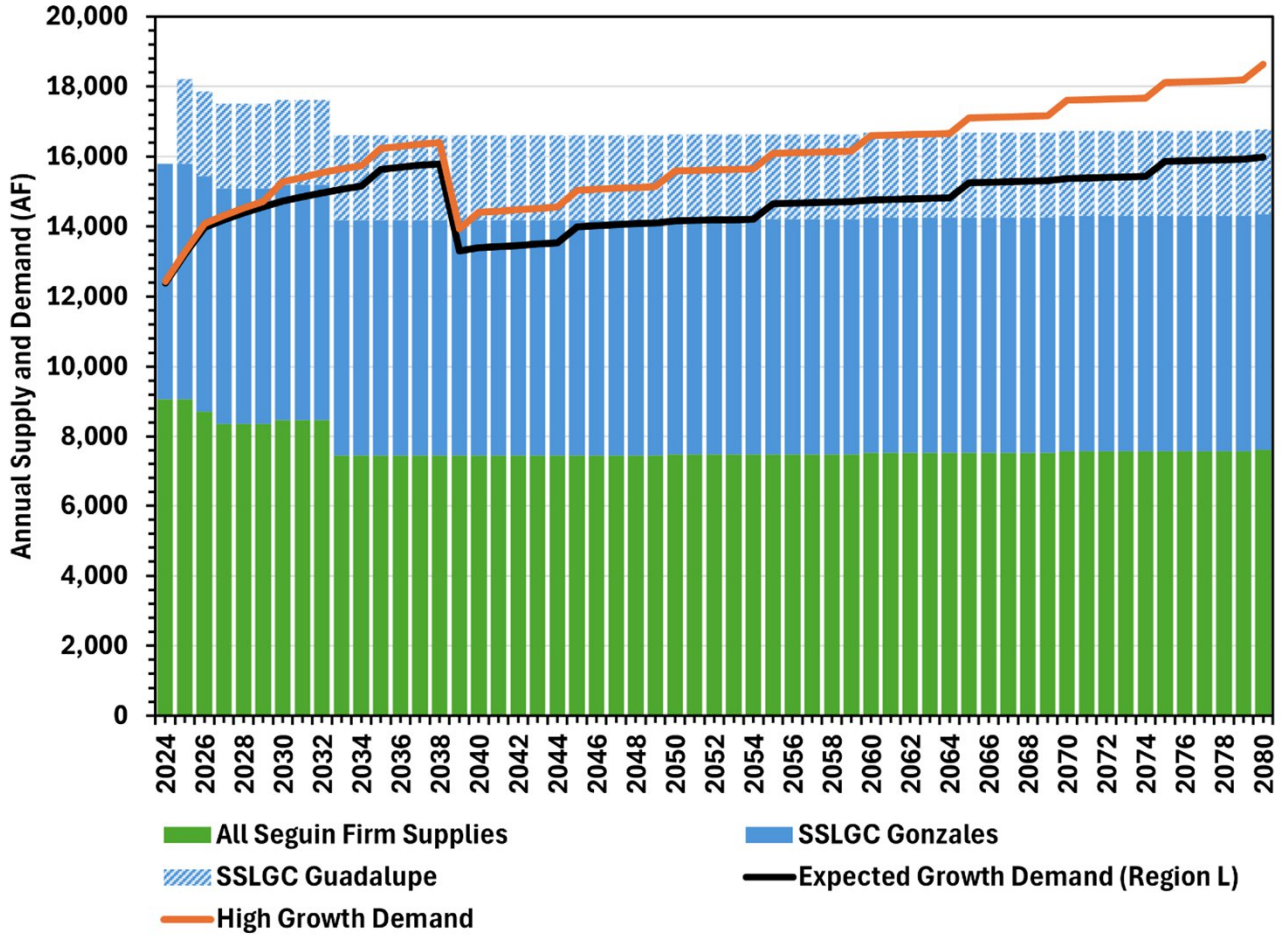
- Identify water management strategies
    - Estimate firm yield
    - Develop planning level cost
    - Document conceptual layout of each strategy

Current Water Supplies

- Owned and Contracted
  - Surface water rights
  - Effluent
  - SSLGC developed groundwater supplies

Water Supply Source	Permitted Volume (AFY)	Long Term Firm Yield (AFY)
Seguin Surface Water Rights	7,200	7,200
GBRA Raw Water Agreement	1,000	0
Bed and Banks Permit	Up to 9,200	267-430
Reclaimed Water	700	0
Gonzales County	8,336	6,720
Guadalupe County	3,150	2,420
Yield	**29,586**	**16,607 – 16,770**

Current Supplies and Projected Demand



Water Supply Alternatives

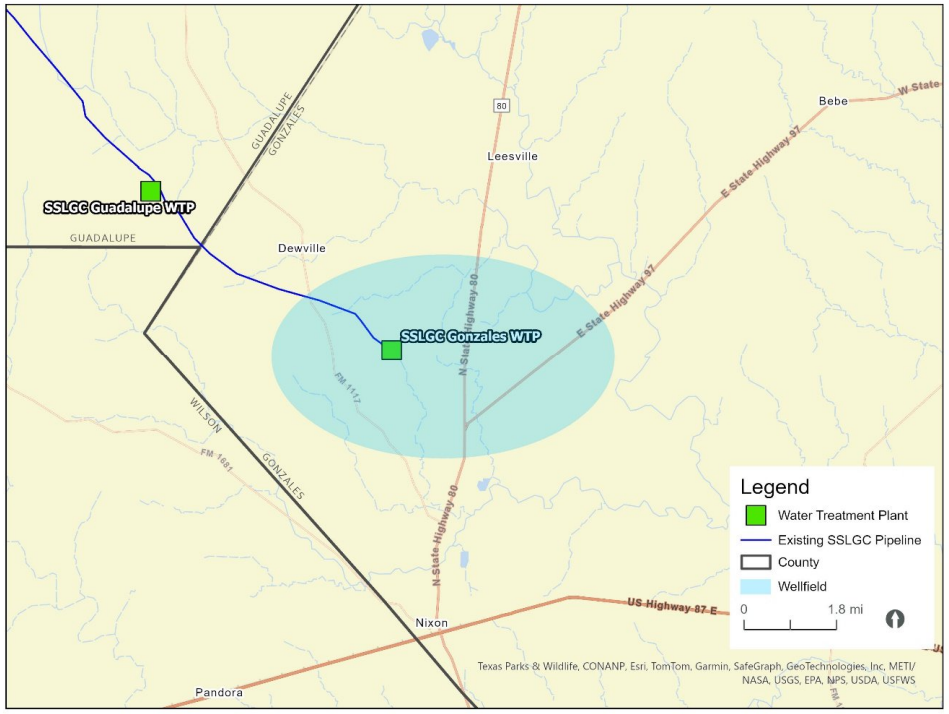
1. **1,616 AFY** – SSLGC – Gonzales County
2. **730 AFY** – SSLGC – Guadalupe County
3. **2,500 AFY** – SSLGC – Gonzales County Wilcox Aquifer Project
4. **5,000 AFY** – SSLGC – Wilson County Carrizo Aquifer Project
5. **5,000 AFY** – GBRA – WaterSECURE Project
6. **3,363 AFY** – Seguin – Direct Potable Reuse Project
7. **1,000 AFY** – Seguin – Direct Reuse System
8. **8,900 AF** – Seguin – Aquifer Storage and Recovery
9. **500 AFY** – Seguin – Post Oak Well

Alternatives Evaluation

- Performed a planning level review
  - **Nine** water management strategies
  - Comparison summarizing the cost differences
- Estimated costs are planning-level, determined using the Texas Water Development Board's Uniform Costing Model
  - Costs are reported in April 2025 dollars

Alternatives Evaluation

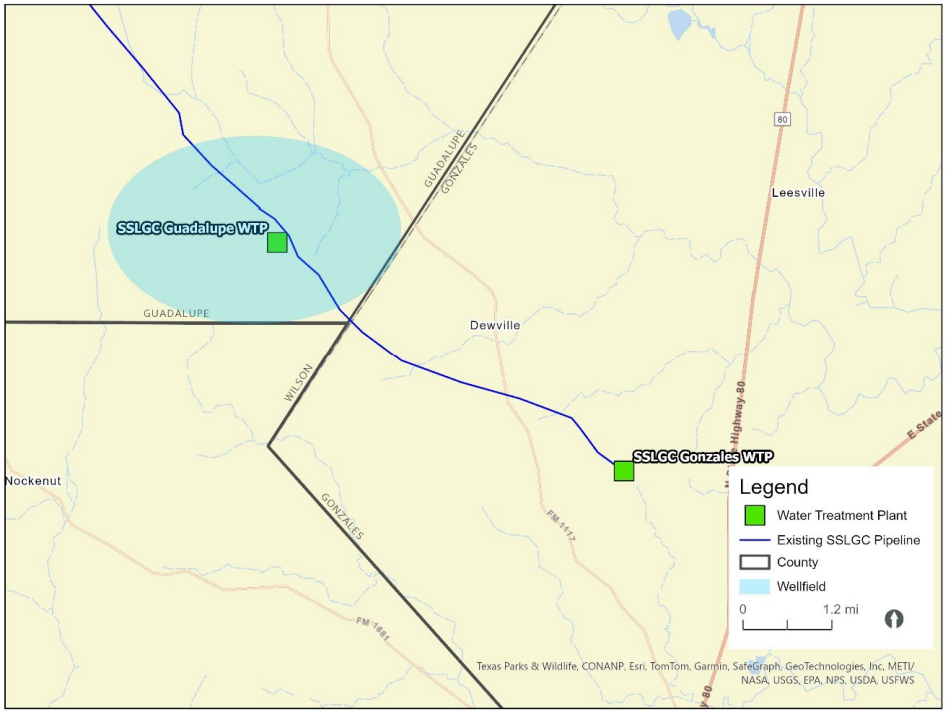
SSLGC – Gonzales County Project – 1,616 AFY



- Description:
  - Aggregate well production permit
  - Drill two additional Carrizo wells to produce full permit
- Costs:
  - Total Project Yield – 3,232 AFY
    - Seguin's Project Yield – **1,616 AFY**
  - Total Project Cost – $9,968,000
    - Seguin's Project Cost – **$4,984,000**
  - Annual Unit Cost – $282/AF

Alternatives Evaluation

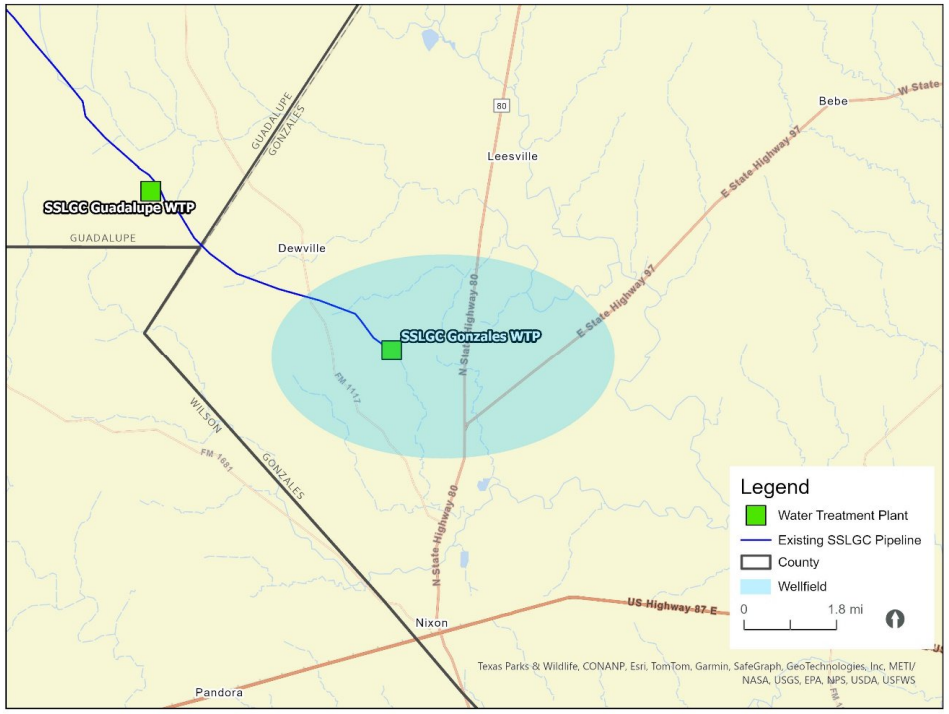
SSLGC – Guadalupe County Project – 730 AFY



- Description:
  - Drill additional Carrizo well to produce full permit
  - Drill additional Wilcox well for redundancy
- Costs:
  - Total Project Yield – 1,460 AFY
    - Seguin's Project Yield – **730 AFY**
  - Total Project Cost – $13,500,000
    - Seguin's Project Cost – **$6,750,000**
  - Annual Unit Cost – $748

Alternatives Evaluation

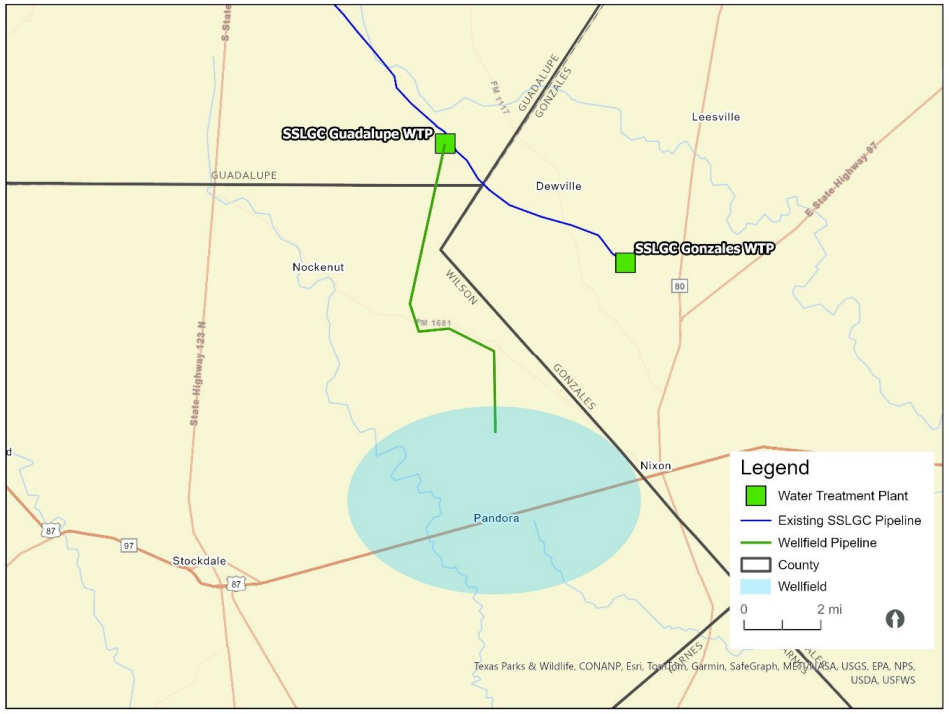
SSLGC – Gonzales County Wilcox Project – 2,500 AFY



- Description:
  - 7 additional brackish Wilcox Aquifer wells
  - Obtain production permits
  - 5 MGD expansion of existing WTP
- Costs:
  - Total Project Yield – 5,000 AFY
    - Seguin's Project Yield – **2,500 AFY**
  - Total Project Cost – $61,116,000
    - Seguin's Project Cost – **$30,558,000**
  - Annual Unit Cost – $1,197

Alternatives Evaluation

SSLGC – Wilson County Carrizo Aquifer Project – 5,000 AFY



- Description:
  - Wilson County wellfield
    - Wellfield includes 8 wells, includes well redundancy
  - 12 MGD expansion of the existing SSLGC Guadalupe WTP
- Costs:
  - Total Project Yield – 10,000 AFY
    - Seguin's Project Yield – **5,000 AFY**
  - Total Project Cost – $126,266,000
    - Seguin's Project Cost – **$63,133,000**
  - Annual Unit Cost – $1,251

Alternatives Evaluation

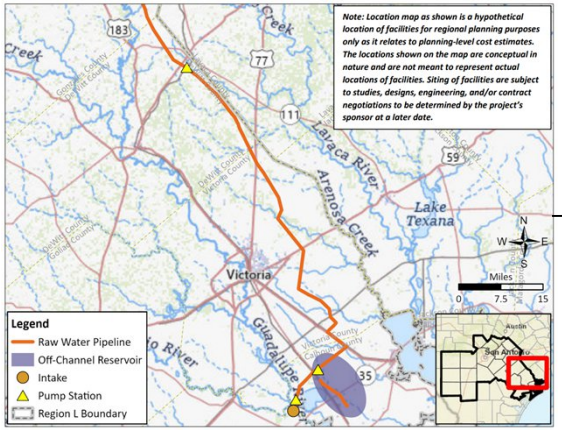
SSLGC Water Supply Alternatives

Strategy	Supply Yield (AFY)	Total Project Cost	Annual Cost	Annual Unit Cost ($/AF)
SSLGC – Gonzales County	1,616 (3,232)[1]	$4,984,000 ($9,968,000)[2]	$455,000 ($910,000)[3]	$282
SSLGC – Guadalupe County – Carrizo + Wilcox Aquifers	730 (1,460)[1]	$6,750,000 ($13,500,000)[2]	$546,500 (1,093,000)[3]	$748
SSLGC – Gonzales County Wilcox Aquifer Project	2,500 (5,000)[1]	$30,558,000 ($61,116,000)[2]	$2,993,500 ($5,987,000)[3]	$1,197
SSLGC – Wilson County Carrizo Aquifer Project	5,000 (10,000)[1]	$63,133,000 ($126,266,000)[2]	$6,255,500 ($12,511,000)[3]	$1,251
Total for SSLGC Projects	**9,846** **(19,692)[1]**	**$105,425,000** **($210,850,000)[2]**	**$10,250,500** **($20,501,000)[3]**	**$1,041**

[1] Total supply yield available to SSLGC.
[2] Total project costs that will be covered by both the City of Seguin and the City of Schertz.
[3] Total annual cost that will be covered by both the City of Seguin and the City of Schertz.

Alternatives Evaluation

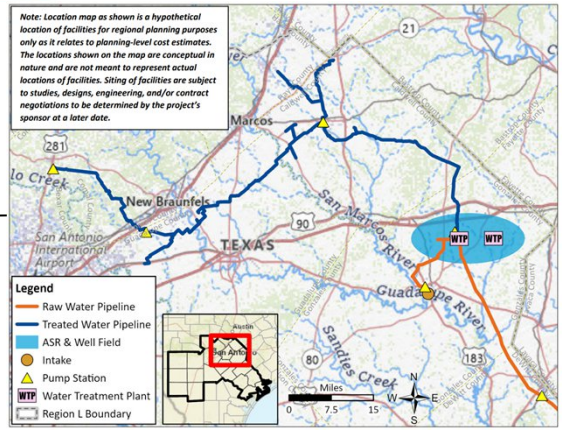
GBRA – WaterSECURE Project – 5,000 AFY



Lower Basin Portion

(Map sourced from TWDB, 2025, 2026 South Central Texas (Region L) Regional Water Plan, Initially Prepared Plan)

Mid-Basin Portion

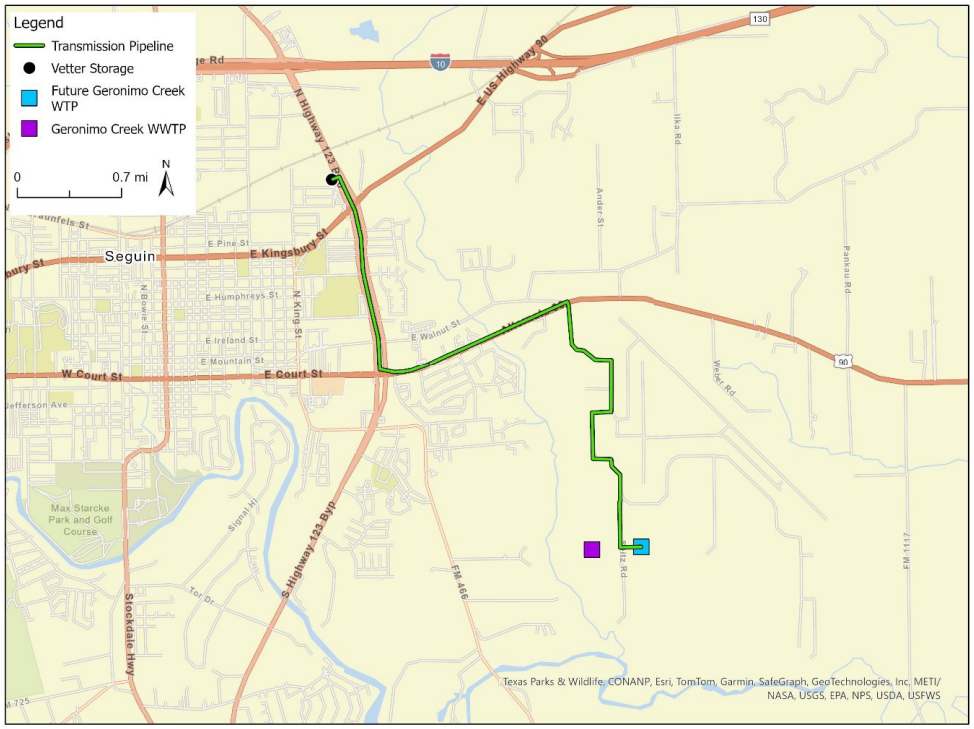


(Map sourced from TWDB, 2025, 2026 South Central Texas (Region L) Regional Water Plan, Initially Prepared Plan)

- Description:
  - Combined raw and treated water project using existing GBRA owned supplies
  - City entered into a MOU with GBRA in May 2025 that identifies 5,000 AFY of treated water for Seguin
  - Costs for WaterSECURE were provided to Seguin by GBRA.
- Costs:
  - Project Yield – 5,000 AFY
  - Total Project Cost – $6,144,024,610
  - Annual Unit Cost – **$3,780 – $5,228**
    - Does not include O&M cost

Alternatives Evaluation

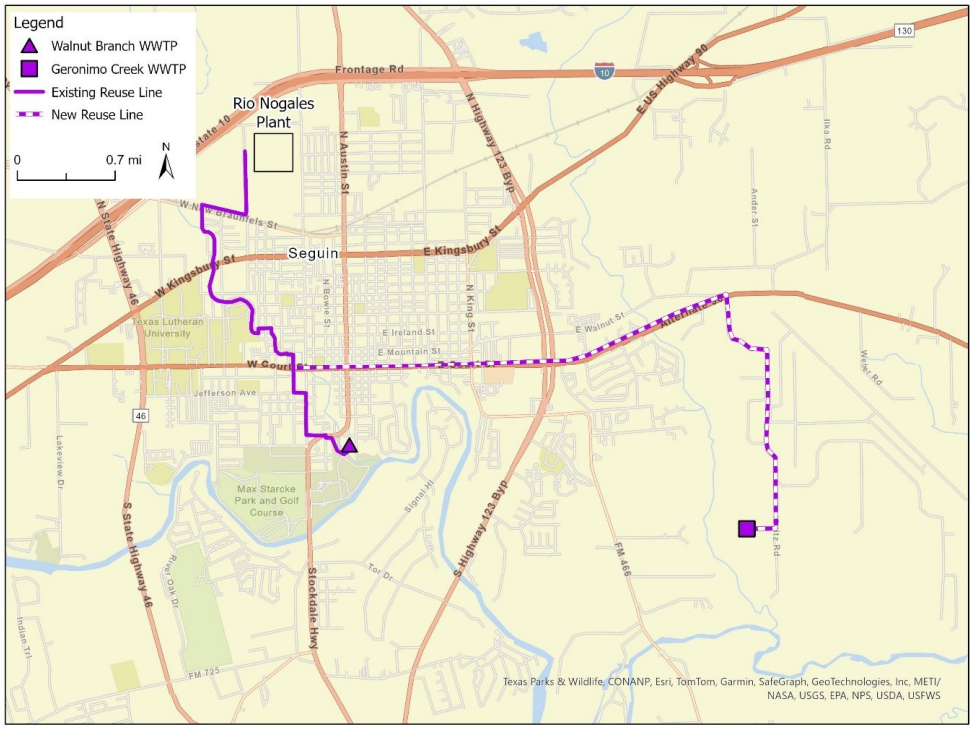
Direct Potable Reuse Project – 3,363 AFY



- Description:
  - Build DPR treatment facility near Geronimo Creek WWTP
  - Deliver treated effluent to the Vetter ground storage tank to blend with existing supplies
  - Carbon-based treatment at DPR facility
- Costs:
  - Project Yield – **3,363 AFY**
  - Total Project Cost – **$73,735,000**
  - Annual Unit Cost – $2,527

Alternatives Evaluation

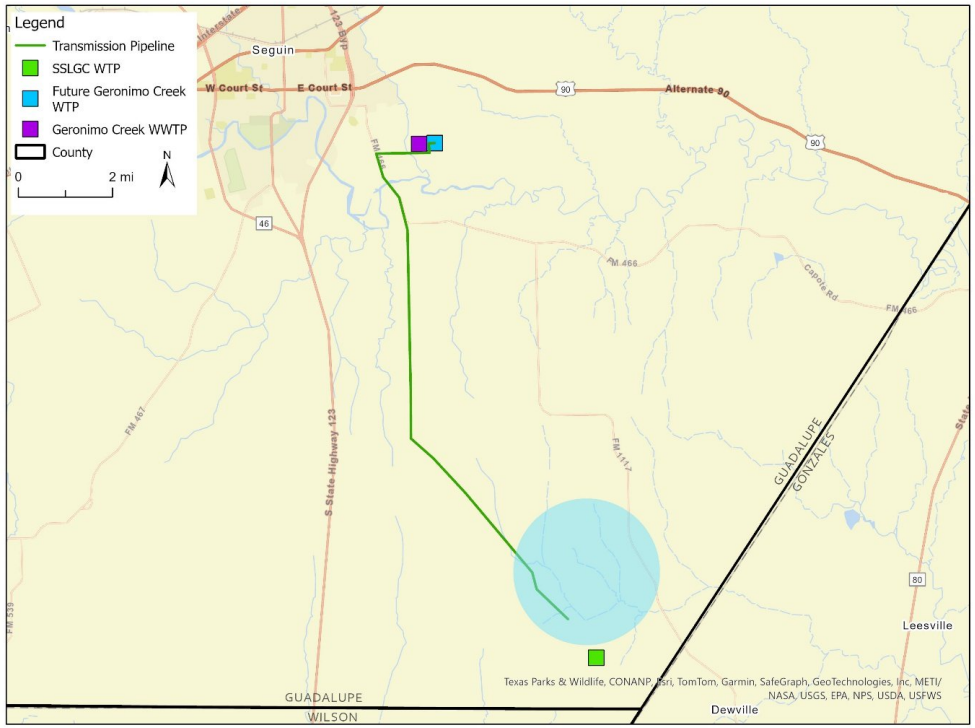
Direct Reuse System – 1,000 AFY



- Description:
  - Effluent from Geronimo Creek WWTP will be tied back into the existing reuse infrastructure
  - 5-mile transmission pipeline will connect Geronimo Creek WWTP to the existing reuse line
- Costs:
  - Project Yield – **1,000 AFY**
  - Total Project Cost – **$18,198,000**
  - Annual Unit Cost – **$1,456**

Alternatives Evaluation

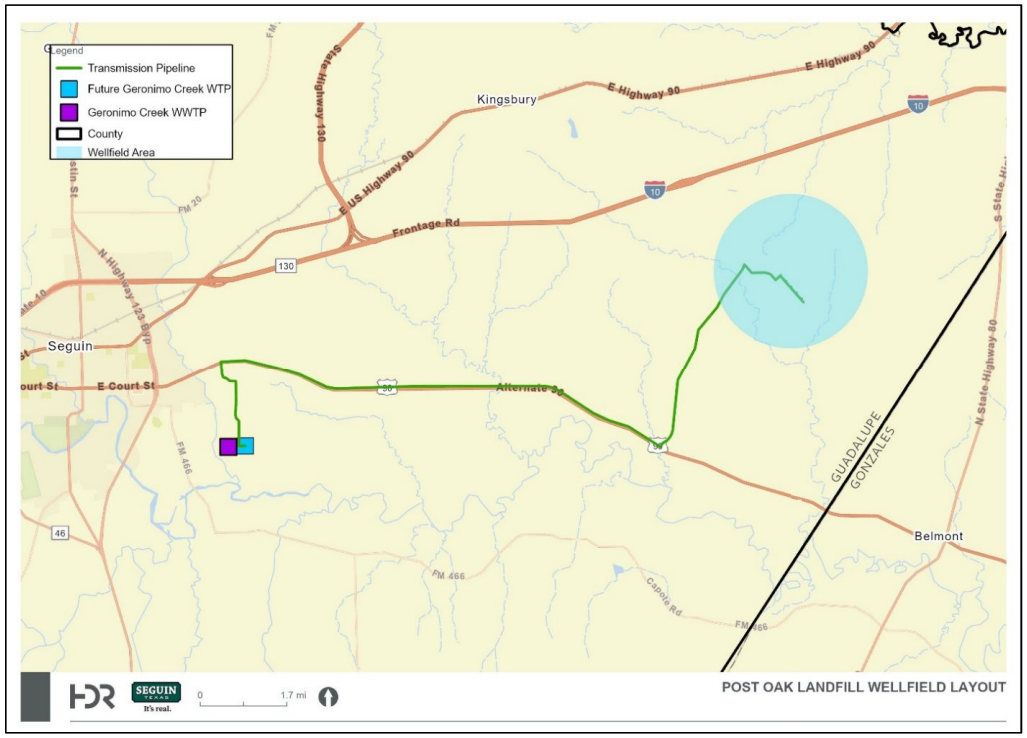
Aquifer Storage and Recovery



- Description:
  - Water from new DPR facility will be delivered to ASR wellfield located upgradient of the SSLGC Guadalupe Wellfield
  - Recovered ASR water treated at the SSLGC Guadalupe WTP
  - Delivered back to DPR facility, and introduced into the distribution system
  - Wellfield includes 12 ASR Carrizo wells
  - Project includes expansion of SSLGC Guadalupe WTP
- Costs:
  - Project Storage Yield – **8,900 AF**
  - Planned Annual Yields –
    - Injection – **2,240 AF**
    - Recovery – **2,020 AF**
  - Annual Total Project Cost – **$128,780,000**

Alternatives Evaluation

Post Oak Well – 500 AFY



- Description:
  - Drill 5 Wilcox wells at the Post Oak Landfill, each with an average capacity of 80 gpm
  - Deliver water produced at wellfield to a new Geronimo Creek WTP via a 16-mile transmission pipeline
- Costs:
  - Project Yield – **500 AFY**
  - Total Project Cost – **$39,071,000**
  - Annual Unit Cost – **$6,792**

Alternatives Overview

Strategy	Supply Yield (AFY)	Total Project Cost	Annual Cost	Annual Unit Cost ($/AF)
SSLGC – Gonzales County	1,616 (3,232)[1]	$4,984,000 ($9,968,000)[2]	$455,000 ($910,000)[3]	$282
SSLGC – Guadalupe County – Carrizo + Wilcox Aquifers	730 (1,460)[1]	$6,750,000 ($13,500,000)[2]	$546,500 (1,093,000)[3]	$748
SSLGC – Gonzales County Wilcox Aquifer Project	2,500 (5,000)[1]	$30,558,000 ($61,116,000)[2]	$2,993,500 ($5,987,000)[3]	$1,197
SSLGC – Wilson County Carrizo Aquifer Project	5,000 (10,000)[1]	$63,133,000 ($126,266,000)[2]	$6,255,500 ($12,511,000)[3]	$1,251
Total for SSLGC Projects	**9,846 (19,692)[1]**	**$105,425,000 ($210,850,000)[2]**	**$10,250,500 ($20,501,000)[3]**	**$1,041**
GBRA – WaterSECURE Project[4]	5,000	$6,144,024,610	$21,173,635- $29,293,835	$3,780 – $5,228[5]
Seguin – Direct Potable Reuse Project	3,363	$73,735,000	$8,498,000	$2,527
Seguin – Direct Reuse System	1,000	$18,198,000	$1,456,000	$1,456
Seguin – Aquifer Storage and Recovery	8,900 (Planned Storage Volume)	$128,780,000	$11,392,000	-
Seguin – Post Oak Landfill Well	500	$39,071,000	$3,396,000	$6,792

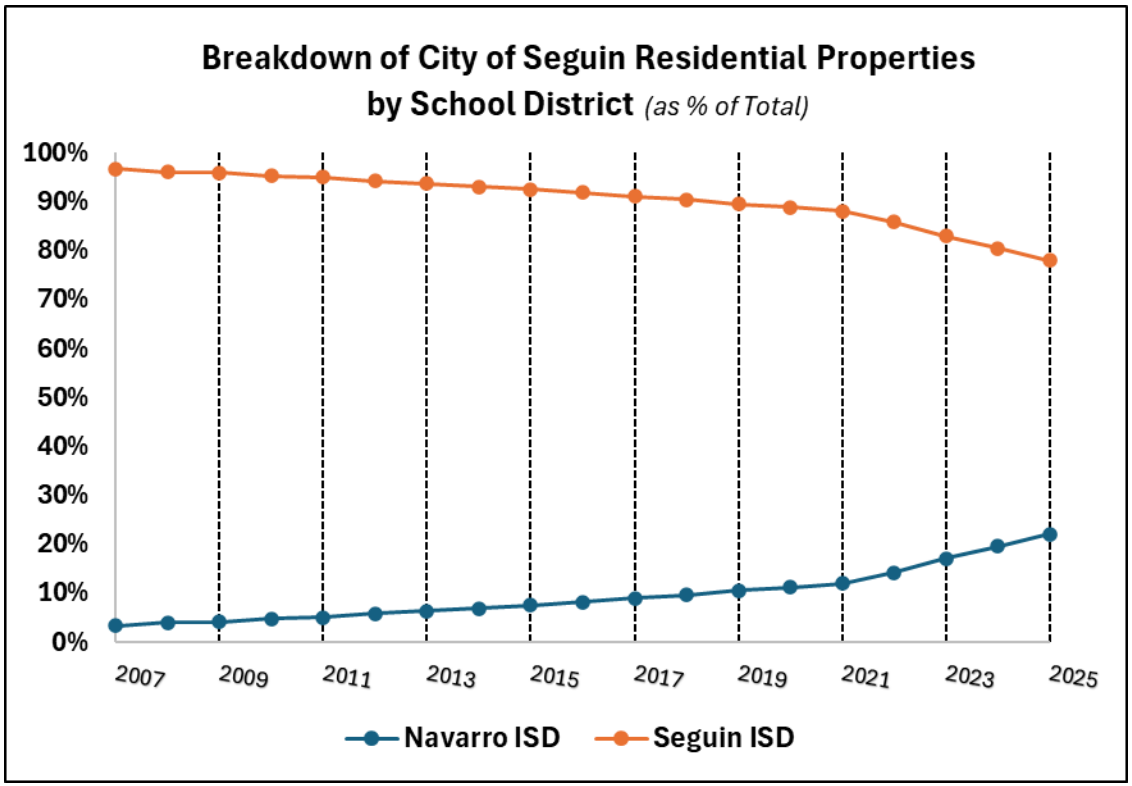
[1] Total supply yield available to SSLGC.
[2] Total project costs that will be covered by both the City of Seguin and the City of Schertz.
[3] Total annual cost that will be covered by both the City of Seguin and the City of Schertz.
[4] Costs for WaterSECURE were provided to Seguin by GBRA.
[5] Does not include operation and maintenance costs.

Summary

- 2 non-capital-related improvement projects through SSLGC
    - Permit amendments of existing supplies
- 2 new groundwater projects through SSLGC
- 1 regional project through GBRA
- 3 projects utilizing effluent that Seguin owns and controls
- 1 new groundwater project that Seguin can develop

City of Seguin Residential Property Growth by School District (2007–2025)

Between 2007 and 2025, the City of Seguin experienced significant residential growth, with total residential accounts increasing from 7,124 to 12,697. However, this growth has not been evenly distributed across the city's two primary school districts. Seguin ISD's share of residential accounts declined steadily from 97% in 2007 to 78% in 2025, while Navarro ISD's share rose from just 3% to 22% during the same period. This trend reflects a notable geographic shift in residential development, with growth increasingly concentrated in areas served by Navarro ISD. The chart below visually reinforces this inverse trend, with Seguin ISD's dominance gradually eroding as Navarro ISD's footprint expands within city limits. These changes suggest that future municipal planning, school enrollment projections, infrastructure investment, and intergovernmental coordination will need to account for Navarro ISD's growing presence in the Seguin housing landscape.



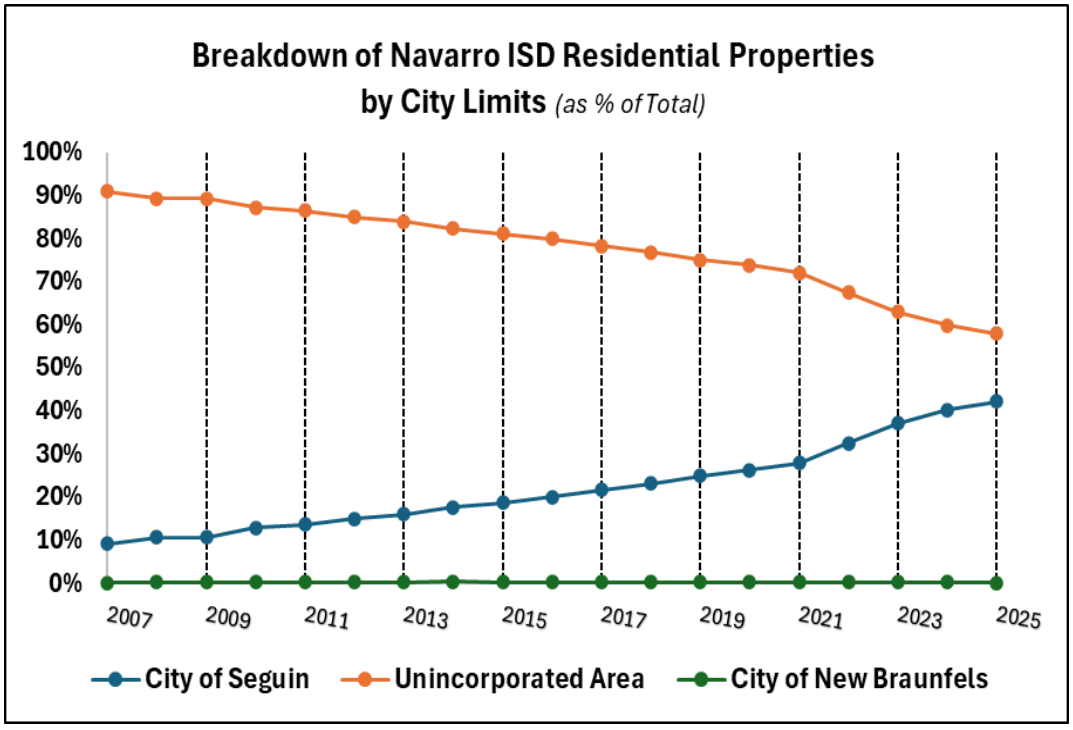
City of Seguin Residential Properties

(as a % of Total)

Tax Year	Residential Accounts	Navarro ISD	Seguin ISD
2007	7124	3%	97%
2008	7221	4%	96%
2009	7296	4%	96%
2010	7548	5%	95%
2011	7588	5%	95%
2012	7637	6%	94%
2013	7723	6%	94%
2014	7969	7%	93%
2015	8024	8%	92%
2016	8181	8%	92%
2017	8395	9%	91%
2018	8637	10%	90%
2019	8833	10%	90%
2020	8980	11%	89%
2021	9193	12%	88%
2022	9936	14%	86%
2023	11059	17%	83%
2024	11898	20%	80%
2025	12697	22%	78%

Navarro ISD Residential Property Distribution by Jurisdiction (2007–2025)

Complementing the citywide analysis, the data below highlight the spatial redistribution of residential growth within Navarro ISD itself. Total residential accounts in the district more than doubled—from 2,562 in 2007 to 6,661 in 2025—driven largely by growth inside the City of Seguin. In 2007, only 9% of Navarro ISD's residential properties were located within Seguin's municipal boundaries; by 2025, that share had risen to 42%. Concurrently, the proportion of accounts in unincorporated areas decreased from 91% to 58%, signaling a marked shift from rural to urban or suburban development patterns. Residential presence within the City of New Braunfels remains minimal and continues to decline. The implication is that Navarro ISD's tax base and service responsibilities are increasingly urbanizing, with Seguin becoming a dominant driver of district growth. This underscores the importance of coordinated planning between city and district leadership to anticipate and address shared growth challenges and opportunities.



Navarro ISD Residential Properties *(as a % of Total)*

	Residential Accounts	City of Seguin	Unincorporated Area	City of New Braunfels
2007	2562	9%	91%	0.00%
2008	2679	11%	89%	0.11%
2009	2766	11%	89%	0.11%
2010	2818	13%	87%	0.11%
2011	2828	14%	86%	0.11%
2012	2927	15%	85%	0.17%
2013	3019	16%	84%	0.17%
2014	3126	18%	82%	0.22%
2015	3228	19%	81%	0.22%
2016	3349	20%	80%	0.21%
2017	3461	22%	78%	0.20%
2018	3590	23%	77%	0.19%
2019	3720	25%	75%	0.19%
2020	3831	26%	74%	0.18%
2021	3958	28%	72%	0.18%
2022	4328	32%	67%	0.16%
2023	5081	37%	63%	0.14%
2024	5808	40%	60%	0.12%
2025	6661	42%	58%	0.06%

City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, January 6, 2026 | **5:30 PM** | **Council Chambers**

Public & Virtual

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Rev. Canon Stanislaw Fiuk, St. James Catholic Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Excused: 3 - Councilmember Joe Rea, Councilmember Paul Gaytan, and Councilmember Monica N. Carter

Present: 5 - Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents:

Gina Renner, 103 Trinity Lane, suggested that City Council consider making a change in the law that she opined would better serve the community. She said that she and her neighbors have been victims of someone abusing the ability to anonymously report code enforcement violations. She estimated that each call costs the City $5k-6K per call fielded and stated that all the complaints in her neighborhood are made by the same resident. She suggested that anonymous complainers be limited to three complaints since she believes that most of the complaints could be resolved without City involvement if the complainer could . She declared that she is speaking not only for herself, but for all the people who have been picked on for years. Ms. Renner said that she does not know how to ask for City Council to initiate changing the rule, but would like them to consider it since she has had to tolerate one neighbor saying unpleasant things for 15 years.

Chief Jason Brady informed that City Staff met with TxDOT today because there was an increase in accidents in the construction zone on I-10. There have been 74 accidents on I-10 in Seguin this year and 69 of them where in the construction zone. He explained that each accident costs an extraordinary amount of resources because City Staff works the wrecks and there is potential for loss of life. He said the provided film of a vehicle traveling the zone during the day and night at the speed of 55 mph. He said the City and TxDot are working together to see what can be done to remedy, to include looking at lighting and striping remedies and a better design of construction

area. He also said they are looking at what can be done to increase enforcement right before the construction area.

City Manager Steve Parker said attended the meeting with TxDot and was proud of City Staff for being so well prepared. He said it is not about placing blame -- it is about working together to come up with a way to improve safety.

Mayor Donna Dodgen said that it will help everyone to come up with creative ways and processes to handle not only this situation, but other situations overall and will be helpful for everyone.

Councilmember Lievens asked when there will be a follow up or action items as a result of the TxDot meeting and Chief Brady responded that they are monitoring the data and will know how some of the changes impacted things by March. Mayor Dodgen clarified that they have already made some improvements, done some striping and other things already.

Councilmember Carlsson informed that the water supply transfer from Springs Hill to Seguin Utilities occurred in Mill Creek. Some areas went 13 hours without water. He thanked Utility Director Tim Howe's team. He also added that the responses he has received from adding some stop signs in his district were interesting. Lastly, he suggested that residents get involved so that they don't act like they don't know what is going on. He said the understands because he is a retire marine and loves to complain.

Mayor Dodgen congratulated City Manager Steve Parker on his six year work anniversary.

6. Presentation

a. 25-727 Presentation regarding various field and facility improvements to be made on behalf of the Seguin Little League by Leadership Seguin 2026 at the ball field complex located at Max Starcke Park East. - Jack Jones, Parks and Recreation Director

John Huerta and Forrest Fletcher presented the 2026 Leadership Seguin proposed project. Mr. Fletcher explained that Leadership Seguin is about coming together to be educated and inspired to be the best leaders that they can be. He explained that this years project is to renovate the Seguin Little League Fields at Max Starcke Park. Each year, the Little League Association has over 1,300 participants. The proposed renovations include the potential for dug out upgrades, mobile batting cages, renovated PA and press box equipment, and bathroom renovations. Depending on the package selected, the renovations are budgeted to cost between $60k-$85k. Mr. Huerta said that funds will be raised for the project through a golf tournament that they will host at the Bandit Golf Course on Thursday, March 5, 2026. There will be sponsorship opportunities and fundraising opportunities for and throughout the tournament.

City Manager Steve Parker said that the proposed renovation project was reviewed by the Parks and Recreation Advisory Board and the Little League Board and both approved.

Councilmember Lievens said that the Leadership Seguin graduates are encouraged to run for City Council. He commented that he and Mayor Dodgen are graduates of

Leadership Seguin.

b. 25-729 2024-2025 Seguin Economic Development Corporation Annual Report. - Alora Wachholz, Director of Economic Development

Alora Wachholz, Economic Development Director, gave a brief summary of last Fiscal Year for the Seguin Economic Development Corporation. She said that FY24-25 was a wonderful year for the City and she thanked Marketing and Events Manager Brittney Watson for the being the glue that holds the department together and informed that Mrs. Watson was the one responsible for designing and creating the report. Mrs. Wachholz mentioned that copies of the report will be available at the Seguin Library.

Mrs. Waccholz reported that SEDC had over 40 marketing and recruitment events, 125 new project leads, 26 workforce events, helped 4,400 people find jobs, $7M in capital investment projects, and awarded 29 grants through the BIG grant program this year. Additionally, TxFAME Lonestar Chapter held their first cohort graduation on May 2, 2025 and ten students 10 graduated from the two-year work-while-you-learn program. She informed that they held two Government Industry Tours, completed the Industrial Real Estate Feasibility Study with Pape Dawson, hosted a Small Business Resource Fair in conjunction with the Main Street Department. Two very big wins for SEDC was the Chick-Fil-A infrastructure grant that helped bring a Chick-Fil-A to Seguin as well as purchasing the 133 acres that will be the future home of the Texas State Technical College.

Councilmember Biesenbach commented that he loves touring the industries and learning about businesses that he is not familiar with. He thanked SEDC for hosting the industry tours and encouraged them to continue hosting them.

7. Consent Agenda

A motion was made by Councilmember David Eveld, seconded by Councilmember Jason Biesenbach, that the following Consent Agenda items be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

a. 25-724 Minutes of the December 16, 2025 City Council Meeting.

These Minutes were approved.

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

b. 25-732 Check Report December 11, 2025 through December 30, 2025.

The Check Report was acknowledged.

c. 25-711 Board and Commission Appointments. - Donna Dodgen, Mayor
a. Construction Board of Adjustments and Appeals

This Action Item was approved.

d. 25-713 Approval of the 2026 Downtown Street Closures and Sale of Alcohol Requests. - Blaire Friar, Director of Main Street & Destination Seguin.

This Action Item was approved.

e. 25-706 Resolution authorizing the City Manager to execute Change Order No. 6 with D&D Contractors, Inc. for the North Heideke Street Drainage Improvement Project (a GLO CDBG-MIT Grant Project) for a decrease of $593,023.46; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

This Resolution was approved.

Enactment No: 2026R-001

f. 25-708 Resolution authorizing the City Manager to execute contract amendments 6 & 7 to the Professional Services Agreement in the cumulative amount of $116,568.29 with BGE, Inc. for additional utility coordination and design revisions for the Rudeloff Road Phase II Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM - Director of Engineering & Capital Projects

This Resolution was approved.

Enactment No: 2026R-002

g. 25-709 Resolution approving a Maintenance and Field Service Agreement between the City of Seguin andStryker Medical for the provision of providing service and maintenance for the department's cardiac monitor fleet; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

This Resolution was approved.

Enactment No: 2026R-003

h. 25-719 Resolution authorizing the purchase of one new 2027 12-yard dump truck for the Drainage Department from Doggett Freightliner in the amount of $161,500, and declaring an effective date. - Adam Rossing. Director of Public Works

This Resolution was approved.

Enactment No: 2026R-004

i. 25-720 Resolution reviewing the City of Seguin Investment Policy in order to conform to Public Funds Investment Act, Texas Government Code Annotated Chapter 2256. - Susan Caddell, Director of Finance

This Resolution was approved.

Enactment No: 2026R-005

j. 25-721 Resolution reviewing and adopting the list of brokers/dealers authorized to engage in investment transactions with the City of Seguin. - Susan Caddell, Director of Finance

This Resolution was approved.

Enactment No: 2026R-006

8. Action Items - Discussion and Possible Motion to Approve

Mayor Dodgen announced that item 8i has been pulled from the agenda at the request of the applicant.

a. 25-707 Resolution awarding three FIX-IT Facade grants for downtown projects. - Blaire Friar, Director of Main Street & Destination Seguin

Main Street/Destination Management Director Blaire Friar explained that the Façade Grant is funded each year in her budget. Façade grants can be used for any exterior improvements and repairs to properties within the downtown historic district. The grants reimburse up to 50%, or a maximum of $10,000, of a project. The total allocated for the award of the four proposed grants is $23,400. A second call for projects will be released to award the remaining funds as there is $35,000 budgeted this year.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Keller, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-007

b. 25-725 Resolution authorizing and approving publication of notice of intention to issue certificates of obligation. - Susan Caddell, Finance Director

Duane Westerman, with SAMCO Capital Markets, Inc., said approving this resolution would declare the City's intent to sell certificates of obligation bonds. Projects included in the bonds are for General and Utility Fund projects. For the General Fund, the issuance is for $39,000,000, and for the Utility Fund the issuance is for $31,000,000, for a total issuance of $70,000,000. This would provide the funding for the capital improvement projects approved during the budgeting process by utilizing future utility system revenues and property tax revenues. Mr. Westerman gave an overview of the 75 day timeline and explained that the funds are scheduled to be delivered by the end of March 2026.

Mr. Westerman also explained that the next agenda item is a reimbursement resolution, authorizing the City to start to pay for the capital improvement projects and then reimburse itself when the proceeds from the bond are received.

A motion was made by Councilmember Keller, seconded by Councilmember Lievens, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-008

c. 25-726 Resolution establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to constructing various City improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes. - Susan Caddell, Finance Director

A motion was made by Councilmember Biesenbach, seconded by Councilmember Eveld, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-009

d. 25-728 Resolution approving and authorizing the execution of a Reimbursement Agreement relating to the Walnut Springs Public Improvement District; and resolving other matters related thereto. - Susan Caddell, Finance Director

Stephanie Leibe, with Norton Rose Fulbright, explained that the this resolution memorializes the reimbursement for public improvements that were agreed upon during the formation of the Walnut Springs Public Improvement District. The developer has requested that bond financing be delayed to sometime in 2026, but need the reimbursement agreement executed so that they can move forward with private financing. If assessments are never levied, the reimbursement agreement never becomes effective.

Councilmember Lievens asked if this would impact the development timeline and Ms. Leibe confirmed that it would not. Mayor Dodgen added that this would aid the developer in securing private financing.

A motion was made by Councilmember Carlsson, seconded by Councilmember Lievens, that this Resolution be approved as amended. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-010

e. ZC 21-25_CC Ordinance on second reading to consider a Zoning Designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678, (ZC 21-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno stated that there are five zone change requests on this agenda. This zone change designation request is for property located in the 1500 block of Martindale Road. The property is presently going through the voluntary annexation process, with the first reading of the annexation approved on December 2, 2025. The property is approximately 50.62 acres and is locate across from the Navarro Oaks residential subdivision. Mrs. Centeno informed that this item was presented to the Planning and Zoning Commission on December 9, 2025. Following a Public Hearing, the Commission voted 6-3-0 to recommend approval of the zoning designation request to Single-family Residential (R-1).

Mayor Dodgen opened the Public Hearing at 6:36 P.M.

Doug Mannel, 124 Spanish Oak, commented that it is not a good idea to try to build on top of spring fed tanks. He informed that he has a spring fed tank in his backyard and when the City put new sewer lines in, they had to put special damns in as well as fix the spring back. He questioned why an environmental study cannot be completed before City Council votes to zone this property. He said that he is also concerned about the traffic that this will cause on Martindale Rd as the road is already in bad condition.

Logan Leatherwood, 1430 E. Martindale Rd, said she has an immense concern for wildlife losing their habitat and for the increased traffic flow that this development and the new elementary school will cause on Martindale Rd. At full build out, this development would increase car traffic by about 500 cars and that is not including the new school traffic. She opined that cars will not be able to pull out onto Hwy 123 with no traffic control device and traffic will back up badly. She said she understood that if the City did not annex and zone the property it could still be developed, but it would be developed under the County development rules. She asked if the general public can be involved in how this property is developed and for Council to consider restricting the number of houses allowed per acre and have the road improved and sidewalks added. She wants to know what can be done to make this process better for the residents who already live on Martindale Rd.

City Manager Parker explained that this development can and will happen outside of the City limits if the annexation is not approved. The City has more strict development standards than the County and has worked diligently over the last 4-5 years to add more standards. The County has less impervious coverage and setback requirements. He declared that City Staff does a really good job now that the most restrictive standards are in place. TCEQ requires the City is to provide water and wastewater services, which really ties the hands of City Staff.

Trevor Tast, representing the developer for this property, informed that annexing this property with an R-1 zoning designation meets the Future Land Use Plan. He added that NISD is required to expand Martindale Rd from a 2 lane to a 3 lane roadway.

Additionally, the low water crossing would be fixed by this developer and they can ensure that there is enough water and sewer capacity to accommodate the development.

Terry Ploetz, 1637 E. Martindale, said his property abuts the northern end of the subject property and that the only water he has on his property is a spring fed tank and water well. He said he is concerned that the City would inadvertently cut off his water source once they start moving utilities.

Linda Fancette, 228 Lone Oak, commented that she has a beautiful view of the subject property. It is gorgeous and she would be incredibly sad to see it turned into 215 homes. She said she understands that progress is unavoidable, but begged City Council to consider the condition of the road, with two 90 degree turns and no street lights, it is very dark. She said the sewage system in the neighborhood stinks already in the low areas. She stated that she assumes this development would in someway connect to hers and would put them at great risk. She agreed that the real problem was with the condition of Martindale Rd because it has no easy way in or out. She asked the City Council to look at it in more detail before making a decision.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 6:41 P.M.

Councilmember Lievens declared that he has some serious concerns about this and has brought them up in recent conversations with Director of Engineering and Capital Projects Melissa Reynolds. He said with the new Navarro Elementary school scheduled to open in fall of 2027, the realignment of Martindale Rd and TxDOT's work scheduled on Hwy 123, he is surprised the traffic does not trigger a traffic light at Martindale and Hwy 123; He voiced that his main concern is timing of all this development and the construction of the roadways. He said he is a believer of property owners rights and them being able to do what they want with the property they own, but he used the increased traffic at Academy as an example of how the street backs up with traffic. He also said that he agreed with everything City Manager Parker has stated about the City having more strict development requirements than the County.

Director of Planning and Codes Pamela Centeno said that annexation is happening right now, and Staff would recommended an R1 zoning because that is what is called for in the Future Land Use Plan. She confirmed that the does not annex, it would be developed with subdivision regulations only.

Director of Engineering and Capital Projects Melissa Reynolds explained that the Martindale Road Capital Improvement Project is scheduled to begin construction this year if they are able to acquire small strips of property project. She clarified that NISD is required to develop a third lane, perimeter, and sidewalks. A red light at the intersection of Martindale and Hwy123 is not funded by TxDOT or the City.

Councilmember Lievens commented that City Staff is wonderful and that he believes a police presence will be necessary to direct traffic once the new elementary school is open.

Councilmember Carlsson stated that he agreed with Councilmember Lievens and he appreciates the residents coming to share their thoughts on the issue. He suggested that the residents speak to their county representatives if they have not already. Carlsson then asked how residents can be apart of the decision. Director of Planning and Codes Pamela Centeno explained that the development cannot move forward

without zoning because restrictions are zoning based. Mrs. Centeno replied that this is the public process that residenta can participate in - the public hearing and anytime there is a community input meeting. The public hearings and community input meetings a turned into plans that the City adopts and use as guidelines for zone change request. Councilmember Carlsson said that while Councilmember Lievens made valid points, he believes that the City will mitigate a plan and there is enough time to make adjustments.

Councilmember Lievens said that he is still concerned with the timing of the projects and believes that this is a dangerous intersection.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Nay: 2 - Councilmember Eveld, and Councilmember Lievens

Aye: 3 - Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

f. ZC 22-25_CC Ordinance on second reading to consider a Zoning Change from Agricultural-Ranch (A-R) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806 (ZC 22-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that this zoning request is for a vacant property located in the 1700-1900 block of Rudeloff Rd. The applicant is proposing to develop a residential subdivision on the 68-acre tract. The property is located within the Suburban Residential district of the Future Land Use Plan, which supports low-to-medium density residential land uses. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025 and following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Mayor Dodgen opened the Public Hearing at 7:05 P.M.

Jake Pflum, 2972 Grove Trace, stated that he was highly in favor of the proposed development. As a resident of the Village of Mill Creek, he suggested that the residential traffic would take much less of a toll on roads than heavy trucks. He said he had a hard time seeing the negatives with this development and believes this to be a perfect area for a single-family development.

There being no other comments, Mayor Dodgen closed the Public Hearing at 7:07 P.M.

Councilmember Carlsson said that Mr. Pflum made good points, but he personally does not like the idea of a traffic light. He asked how many homes are proposed in this development. Mrs. Centeno answered there are 189 units proposed and Mrs. Reynolds commented that there are not plans for a traffic signal at his neighborhood, only at Huber and Rudeloff.

Councilmember Lievens stated that he can appreciate not wanting light industrial at the

subject property and declared that he will continue to campaign for more commercial and retail zoning on the Navarro ISD side of Seguin.

There being no other comments, Mayor Dodgen closed the Public Hearing at 7:09 P.M.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

g. ZC 23-25_CC Ordinance on second reading to consider a Zoning Designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628 (ZC 23-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno explained that this is the zone change request the properties at the corner of Cordova Rd and SH 46. The properties are presently going through the annexation process, with the first reading of the annexation approved on December 2, 2025. The properties are approximately 132.993 acres and are the site of the proposed Texas State Technical College. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing, the Commission voted 9-0-0 to recommend approval of the zoning change request to Public.

Mayor Dodgen opened the Public Hearing at 7:13 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:13 P.M.

A motion was made by Councilmember Keller, seconded by Councilmember Keller, that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

h. ZC 24-25_CC Ordinance on second reading to consider a Zoning Change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that this zone change request is for a vacant property located in the 700 block of Jefferson Avenue. The applicant is proposing to develop single-family residential lots on the 2.53-acre tract located next to Jefferson Elementary. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing

the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Mayor Dodgen opened the Public Hearing at 7:16 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:16 P.M.

A motion was made by Councilmember Carlsson, seconded by Councilmember Biesenbach, that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

i. ZC 25-25_CC Public Hearing and Ordinance on first reading to consider a Zoning Change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25). - Pamela Centeno, Director of Planning & Codes.

This Zoning Ordinance was withdrawn at the request of the applicant.

j. ZC 26-25_CC Ordinance on second reading to consider a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a developed lot located at 919 N. Guadalupe Street. The property has been zoned Public since 2002 and has been the site of Seguin Youth Services, a nonprofit organization. The applicant has requested a zoning change to Neighborhood Commercial for use of the existing building as a dance studio. Neighborhood commercial uses include small scaled, limited impact commercial, retail, and personal services uses and are often located near residential areas. Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 8-0-1 to recommend approval of the zoning change request to Neighborhood Commercial.

Mayor Dodgen opened the Public Hearing at 7:18 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:18 P.M.

Councilmember Eveld asked why it was ever zoned Public to begin with and Mrs. Centeno replied that it was used by a nonprofit organization in the past.

A motion was made that this Zoning Ordinance be approved on first reading to the City Council, due back on 1/20/2026. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

k. 25-734 Resolution authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

Summer Greathouse, with Bracewell, reminded that she serves as outside counsel for the Seguin Public Facility Corporation (PFC). She informed that the Lily Springs project is set to close next week on the land and that financial closing will occur in thirty days. Additionally, she explained that it was recently discovered that the Seguin PFC Certificate of Formation included a provision that proposed to dissolve the PFC if it had not taken actions in support of workforce housing within five years of its creation. Since a provision like this is not applicable and not legal, this action will remove the provision to comply with the law and ratify the previous decisions of the PFC.

A motion was made by Councilmember Carter, seconded by Councilmember Biesenbach, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-011

9. Recess the Regular City Council Meeting and convene the Seguin Public Facility Corporation meeting

Mayor Dodgen recessed the Regular City Council Meeting and convened the Seguin Public Facility Corporation Meeting at 7:21 P.M.

a. 25-735 Resolution of the Seguin Public Facility Corporation authorizing and approving an Amended and Restated Certificate of Formation and Bylaws of the Seguin Public Facility Corporation; Approving and Ratifying Certain Actions of the Seguin Public Facility Corporation; and Addressing Other Matters in Connection Therewith. - Mark Kennedy, City Attorney / Summer Greathouse, Legal Counsel

Summer Greathouse explained that this resolution of the Seguin Public Finance Corporation ratifies the appointment of Rick Cortes as their Executive Director as well as ratifies all the actions taken in the fall.

A motion was made by Councilmember Biesenbach, seconded by Councilmember Keller, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

10. Adjourn the Seguin Public Facility Corporation meeting and convene into the Regular City Council Meeting Closed Session

Mayor Dodgen adjourned the Seguin Public Facility Corporation Meeting and convened into City Council Closed Session at 7:23 P.M.

a. 25-670 Section 551.071(2) (Consultation with Legal Counsel) regarding contemplated and/or pending litigation involving the City of Seguin. Possible action may follow in Open Session.

b. 25-714 Sections 551.071(2) (Consultation with legal Counsel) and 551.072 (deliberation regarding the Purchase and/or Value of Real Property) of the Texas Government Code, consultation with attorney/staff and deliberation regarding the purchase and/or value of real property associated with the Rudeloff Road Phase II Project in Guadalupe County, Texas. Possible action may follow in Open Session.

11. Reconvene into Open Session and Take Action on Closed Session Items if necessary

Mayor Dodgen reconvened into Open Session at 7:54 P.M.

26-018 Authorize the City Manager to execute a Settlement Agreement between the City of Seguin and Forrest Mims, Et Al, as negotiation at mediation in December 2025 and presented by legal counsels in Closed Session -- related to District Court Cause No. 17-1304-CV-B Styled "Forrest Mims, Et Al vs. City of Seguin, Texas". - Mark Kennedy, City Attorney

A motion was made by Councilmember Keller, seconded by Councilmember Biesenbach, that this be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

a. 25-715 Resolution declaring a necessity for the acquisition of a 0.0647 right-of-way out of that called 57.141 acre tract of land described in a deed executed on April 20, 2018 to Lassig Farms, LLC - Cordova Series, a separate series established by Lassig Farms, LLC, A Manager-Managed Texas Limited Liability Company, recorded in Document 201899008974 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survery, Abstract 20, Guadalupe County, Texas, partially in the City of Seguin, all

in Guadalupe County, Texas, being more particularly described by metes and bounds shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

A motion was made by Councilmember Lievens, seconded by Councilmember Eveld, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-012

b. 25-716 Resolution declaring a necessity for the acquisition of a 0.0890-acre right-of-way and a 0.0953-acre permanent utility easement out of a calculated 11.141 acre portion of that called 18.175 acre tract of land described in a deed executed on January 9, 1992 to Chris D. Bernhard and wife, Judith M. Bernhard, recorded in Volume 976, Page 955 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20 of Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached ehreto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

A motion was made by Councilmember Lievens, seconded by Councilmember Carlsson, that this Resolution be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-013

d. 25-718 Resolution declaring a necessity for the acquisition of a 0.0708-acre right-of-way and a 0.0603-acre permanent utility easement out of that called 7.034 acre tract of land (Tract 1) described in a deed executed on October 8, 2021 to George Frans Du Preez and Catharina Margaretha Brand, a married couple, recorded in Document 202199035495 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, of Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

A motion was made by Councilmember Lievens, seconded by Councilmember Keller, that this Action Item be approved. The motion carried by the following vote:

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

Enactment No: 2026R-015

c. 25-717 Resolution declaring a necessity for the acquisition of a 0.0093-acre right-of-way out of a that Lot 3 (called 1.607 acres) and Lot 4 (called 1.302 acres), Santana Subdivision recorded in Volume 8, Page 79 of Map Plat Records of Guadalupe County, Texas, described in a deed executed on April 28, 1992 to Jesus Valdez, Jr. and wife, Rosaria Valdez, recoded in Volume 988, Page 946 of the Official Public Records of Guadalupe County, Texas, situated in the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, being more particularly described by metes and bounds and shown in Exhibit "A", attached hereto and incorporated herein for all purposes, for the purpose of the reconstruction, widening, operation, maintenance, repair, and upgrade of a four lane roadway with raised median, center turn lane, culverts at waterways, roadside ditches, and dedicated concrete multiuse trails for bicycle and pedestrian use and related appurtenances along Cordova Road, and authorizing the institution of condemnation proceedings to acquire said property interests to the extent negotiations are unsuccessful. - Mark Kennedy, City Attorney

This Resolution was withdrawn

Enactment No: 2026R-014

26-019 Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Seguin 59 LLC, related to the acquisition of a 6.056 acres of right-of-way and approximately 0.6936 acres of permanent easement for the Rudeloff Road Phase II Project, as presented in Closed Session. - Mark Kennedy, City Attorney

This Action Item was approved

Excused: 3 - Councilmember Rea, Councilmember Gaytan, and Councilmember Carter

Presiding: 1 - Mayor Dodgen

Aye: 5 - Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Keller, and Councilmember Biesenbach

12. Adjournment

Mayor Dodgen adjourned the meeting at 8:00 P.M.

_____

Donna Dodgen, Mayor

ATTEST:

_____

Kristin Mueller, City Secretary

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: 1F-COS Pooled Cash						
00-5069	4IMPRINT INC	01/09/2026	EFT	0.00	2,674.95	23409
00-2104	ACUSHNET CO	01/09/2026	EFT	0.00	69.80	23410
00-9271	ALLISON, KIMBERLY	01/09/2026	EFT	0.00	107.00	23411
00-2305	AMIGOS LIBRARY SERVICES	01/09/2026	EFT	0.00	3,034.00	23412
00-6	ANGEL PEST CONTROL, INC.	01/09/2026	EFT	0.00	779.99	23413
00-5295	ANIXTER INC	01/09/2026	EFT	0.00	13,478.34	23414
00-2378	AUTOWORX	01/09/2026	EFT	0.00	10,170.57	23415
00-4773	BEACON EMERGENCY SERVICES TEAM, PA	01/09/2026	EFT	0.00	67,906.66	23416
00-6113	BGE INC	01/09/2026	EFT	0.00	13,380.88	23417
00-5167	BIBLIONIX, LLC	01/09/2026	EFT	0.00	10,341.00	23418
00-2077	BIBLIOTHECA LLC	01/09/2026	EFT	0.00	785.85	23419
00-6231	BLADES GROUP LLC	01/09/2026	EFT	0.00	2,480.00	23420
00-892	BOUND TREE MEDICAL, LLC	01/09/2026	EFT	0.00	6,593.84	23421
00-4318	BRADY INDUSTRIES OF TEXAS, LLC A BRADYPLU	01/09/2026	EFT	0.00	920.00	23422
00-5580	BRENNTAG SOUTHWEST INC	01/09/2026	EFT	0.00	13,000.00	23423
00-1542	BRODART CO.	01/09/2026	EFT	0.00	810.28	23424
00-5075	CAPITOL DECKING	01/09/2026	EFT	0.00	21,960.64	23425
00-4705	CARACHEO, GASPAR	01/09/2026	EFT	0.00	109,074.01	23426
00-906	CARTER'S TIRE CENTER	01/09/2026	EFT	0.00	625.50	23427
00-27	CARTER'S TIRE CENTER INC	01/09/2026	EFT	0.00	437.69	23428
00-3357	CENTRAL KNOX, INC.	01/09/2026	EFT	0.00	7,109.63	23429
00-3735	CHEM NATION INC	01/09/2026	EFT	0.00	6,768.00	23430
00-4696	COMPLIANCE ASSOCIATES LP	01/09/2026	EFT	0.00	523.00	23431
00-4494	CORE & MAIN	01/09/2026	EFT	0.00	22,550.00	23432
00-2404	DATA PROJECTIONS INC	01/09/2026	EFT	0.00	9,305.19	23433
00-9462	DAVIDSON, JEREMY	01/09/2026	EFT	0.00	37.78	23434
00-316	DIETZ FLOWER SHOP LP	01/09/2026	EFT	0.00	100.00	23435
00-3027	DIETZ TRACTOR COMPANY	01/09/2026	EFT	0.00	1,054.45	23436
00-9083	DODGEN, DONNA	01/09/2026	EFT	0.00	5.96	23437
00-3463	Dr. Tania Glenn & Associates PA	01/09/2026	EFT	0.00	540.00	23438
00-4436	DYNASTY ENTERPRISES, LLC	01/09/2026	EFT	0.00	125.00	23439
00-3497	EDUCATION SERVICE CENTER, REGION 20	01/09/2026	EFT	0.00	170.00	23440
00-4660	ESRI INC	01/09/2026	EFT	0.00	47,575.00	23441
00-57	EWALD KUBOTA, INC	01/09/2026	EFT	0.00	355.05	23442
00-351	FREESE & NICHOLS, INC.	01/09/2026	EFT	0.00	99,289.50	23443
00-4299	FUNDAMENTALS GROUP, INC.	01/09/2026	EFT	0.00	14,500.00	23444
00-476	G A POWERS CO LLC	01/09/2026	EFT	0.00	2,890.88	23445
00-3591	GENSERVE LLC	01/09/2026	EFT	0.00	1,500.00	23446
00-2979	GRANICUS LLC	01/09/2026	EFT	0.00	25,991.01	23447
00-5053	GRASS WORKS LAWN CARE LLC	01/09/2026	EFT	0.00	712.50	23448
00-361	GRAYBAR ELECTRIC CO INC	01/09/2026	EFT	0.00	626.34	23449
00-4774	GRIFFITH FORD SEGUIN, LLC	01/09/2026	EFT	0.00	64.18	23450
00-4278 Rx	GUADALUPE COUNTY HOSPITAL BOARD	01/09/2026	EFT	0.00	2,426.14	23451
00-6128	GUADALUPE PRINTING & SOLUTIONS LLC	01/09/2026	EFT	0.00	3,646.22	23452
00-4409	GUERRA UNDERGROUND, LLC	01/09/2026	EFT	0.00	253,487.80	23453
00-9295	HAJEK, LINDSAY	01/09/2026	EFT	0.00	199.00	23454
00-5005	HUNDEN STRATEGIC PARTNERS, INC	01/09/2026	EFT	0.00	20,000.00	23455
00-4978	I AM MOWING LLC	01/09/2026	EFT	0.00	362.50	23456
00-3640	IMPACT PROMOTIONAL SERVICES LLC	01/09/2026	EFT	0.00	90.99	23457
00-1389	INGRAM LIBRARY SERVICES, INC	01/09/2026	EFT	0.00	1,246.91	23458
00-11060	J.L. MATTHEWS COMPANY	01/09/2026	EFT	0.00	498.96	23459
00-4572	JEC CONCRETE & LANDSCAPE, LLC	01/09/2026	EFT	0.00	1,316.34	23460
00-3807	K FRIESE & ASSOCIATES INC	01/09/2026	EFT	0.00	8,122.00	23461
00-788	KBS ELECTRICAL DISTRIBUTORS, INC.	01/09/2026	EFT	0.00	2,067.20	23462

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-5088	LUNA, JASON JOEL	01/09/2026	EFT	0.00	1,476.20	23463
00-5561	M E PLUMBING LLC	01/09/2026	EFT	0.00	1,795.00	23464
00-5714	MAXWELL PRODUCTS	01/09/2026	EFT	0.00	3,034.85	23465
00-4375	MEALER, BOBBY G.	01/09/2026	EFT	0.00	8,000.00	23466
00-2309	MIDWEST VETERINARY SUPPLY INC	01/09/2026	EFT	0.00	1,881.39	23467
00-9465	MUELLER, KRISTIN	01/09/2026	EFT	0.00	107.00	23468
00-3642	NORTH AMERICA FIRE EQUIPMENT CO INC	01/09/2026	EFT	0.00	1,834.66	23469
00-4385	OCLC, INC	01/09/2026	EFT	0.00	7,011.59	23470
00-3794	ODP BUSINESS SOLUTIONS, LLC	01/09/2026	EFT	0.00	2,592.47	23471
00-81	O'REILLY AUTO PARTS	01/09/2026	EFT	0.00	5,021.25	23472
00-122	PATHMARK TRAFFIC PRODUCTS OF TEXAS, INC.	01/09/2026	EFT	0.00	6,131.95	23474
00-5610	PHYSICAL THERAPY & REHAB CONCEPTS PC	01/09/2026	EFT	0.00	900.00	23475
00-4247	PVS DX INC	01/09/2026	EFT	0.00	2,001.00	23476
00-4781	RAPID FIRE SAFTEY & SECURITY	01/09/2026	EFT	0.00	13,328.00	23477
00-6093	REHFELD EQUIPMENT CO LLC	01/09/2026	EFT	0.00	104.00	23478
00-3936	SAFE SOFTWARE INC	01/09/2026	EFT	0.00	2,375.00	23479
00-4942	SHANAFELT WRECKER SERVICES, LLC	01/09/2026	EFT	0.00	100.00	23480
00-5769	SHI GOVERNMENT SOLUTIONS INC	01/09/2026	EFT	0.00	2,825.04	23481
00-3726	SOUTHERN TIRE MART LLC	01/09/2026	EFT	0.00	604.52	23482
00-5249	STRYKER MEDICAL	01/09/2026	EFT	0.00	3,600.00	23483
00-4364	STUART C IRBY CO.	01/09/2026	EFT	0.00	64.00	23484
00-3350	SWAN ANALYTICAL USA INC	01/09/2026	EFT	0.00	2,750.00	23485
00-4138	TBA SAN ANTONIO LLC	01/09/2026	EFT	0.00	14,102.75	23486
00-594	TECHLINE, INC	01/09/2026	EFT	0.00	1,033.50	23487
00-5121	TEXAS EXCAVATION SAFETY SYSTEM	01/09/2026	EFT	0.00	745.20	23488
00-3518	TEXAS MATERIALS GROUP INC	01/09/2026	EFT	0.00	72,262.18	23489
00-740	TEXAS MUNICIPAL LEAGUE IRP	01/09/2026	EFT	0.00	36,720.26	23490
00-3761	THE POUNDS GROUP, LLC	01/09/2026	EFT	0.00	68,089.56	23491
00-5170	THE RETAIL COACH, LLC	01/09/2026	EFT	0.00	10,000.00	23492
00-2216	THE TEXAS GOLF ASSOCIATION	01/09/2026	EFT	0.00	28.00	23493
00-4933	THOMSON REUTERS-WEST	01/09/2026	EFT	0.00	78.00	23494
00-4517	T-MOBILE USA INC.	01/09/2026	EFT	0.00	2,548.02	23495
00-3601	TRIHYDRO CORPORATION	01/09/2026	EFT	0.00	7,353.59	23496
00-5182	TYLER TECHNOLOGIES	01/09/2026	EFT	0.00	197,907.42	23497
00-4431	USALCO, LLC	01/09/2026	EFT	0.00	5,938.95	23498
00-3243	VERMONT SYSTEMS INC	01/09/2026	EFT	0.00	18,281.41	23499
00-4349	WARD, GETZ AND ASSOCIATES, PLLC	01/09/2026	EFT	0.00	20,725.25	23500
00-5140	WITHERSRAVENEL, INC.	01/09/2026	EFT	0.00	35,696.00	23501
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-45.00	157974
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-45.00	158059
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	158221
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	158387
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	158581
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-135.00	158786
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	158787
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-3.00	158942
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	159195
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	159366
00-6028	AMERICAN SOCIETY OF COMPOSERS, AUTHORS	01/06/2026	Regular	0.00	-452.33	159452
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	159559
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-3.00	159795
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	-2.00	159874
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	13.00	159963
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	96.00	159964
00-1019	GUADALUPE COUNTY UNITED WAY	01/05/2026	Regular	0.00	138.00	159965
00-197	ADVANCED HEARING AID CENTER	01/09/2026	Regular	0.00	25.00	159985
00-4422	AGUIRRE, PEDRO	01/09/2026	Regular	0.00	5,000.00	159986
00-213	ALTEC INC	01/09/2026	Regular	0.00	4,074.80	159987
00-6028	AMERICAN SOCIETY OF COMPOSERS, AUTHORS	01/09/2026	Regular	0.00	452.33	159988
00-4496	APEX GLASS & MIRROR	01/09/2026	Regular	0.00	382.00	159989
00-4918	BLUETRITON BRANDS INC	01/09/2026	Regular	0.00	36.77	159990

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00-4999	BOTELLO, VERONICA CHAVEZ	01/09/2026	Regular	0.00	10,000.00	159991
00-4745	BOXX MODULAR, INC.	01/09/2026	Regular	0.00	175,281.00	159992
00-2312	BUGAI, SCOTT WILLIAM DVM	01/09/2026	Regular	0.00	1,750.00	159993
00-3388	ZOLL, BLANCA	01/09/2026	Regular	0.00	155.00	159994
00-5315	CAMPBELL, ANGELA	01/09/2026	Regular	0.00	10,000.00	159995
00-4678	CENTERPOINT ENERGY	01/09/2026	Regular	0.00	1,340.80	159996
00-5866	CINTAS CORPORATION	01/09/2026	Regular	0.00	417.40	159997
00-11252	CLEARGOV INC.	01/09/2026	Regular	0.00	16,200.00	159998
00-2474	COBB FENDLEY	01/09/2026	Regular	0.00	1,074.75	159999
01019	COVARRUBIAS, ANA	01/09/2026	Regular	0.00	400.00	160000
00-39	CULLIGAN WATER CONDITIONING	01/09/2026	Regular	0.00	92.00	160001
00-3864	FERGUSON US HOLDINGS, INC	01/09/2026	Regular	0.00	1,860.14	160002
00-3493	FRAZER LTD.	01/09/2026	Regular	0.00	4,973.37	160003
00-360	GRAINGER PARTS OPERATIONS-S.A.	01/09/2026	Regular	0.00	1,495.08	160004
00-100	GUADALUPE COUNTY CLERK	01/09/2026	Regular	0.00	3,000.00	160005
00-3154	GUADALUPE COUNTY FAIR ASSOCIATION	01/09/2026	Regular	0.00	1,000.00	160006
00-4787	HELENA AGRI-ENTERPRISES LC	01/09/2026	Regular	0.00	1,296.00	160007
00-2170	KINLOCH EQUIPMENT & SUPPLY, INC.	01/09/2026	Regular	0.00	74,104.50	160008
00-102	LOWER COLORADO RIVER AUTHORITY	01/09/2026	Regular	0.00	9,145.00	160009
00-3396	MIDWEST TAPE	01/09/2026	Regular	0.00	170.94	160010
00-2601	MOTOROLA SOLUTIONS, INC.	01/09/2026	Regular	0.00	7,680.00	160011
00-2122	PARAMOUNT EMBROIDERY & SCREENPRINTING	01/09/2026	Regular	0.00	2,710.00	160012
00-718	PARKVIEW VETERINARY CLINIC INC	01/09/2026	Regular	0.00	597.62	160013
00-126	PETTY CASH	01/09/2026	Regular	0.00	100.00	160014
00-103	SEGUIN CHEVROLET	01/09/2026	Regular	0.00	388.14	160015
00-148	SEGUIN DIESEL TRUCK SERVICE, INC.	01/09/2026	Regular	0.00	3,231.60	160016
00-8580	Seguin Power Plant LLC	01/09/2026	Regular	0.00	10,000.00	160017
00-3675	SESAC RIGHTS MANAGEMENT INC	01/09/2026	Regular	0.00	1,278.00	160018
00-547	SHERWIN-WILLIAMS	01/09/2026	Regular	0.00	295.19	160019
00-878	SOUKUP, MICHAEL J.	01/09/2026	Regular	0.00	1,379.44	160020
00-2698	SSC SIGNS & LIGHTING LLC	01/09/2026	Regular	0.00	114,026.96	160021
00-6180	TEXAS CHILLER SYSTEMS LLC	01/09/2026	Regular	0.00	201,106.11	160022
00-3215	TEXAS COMM. ON ENVIRONMENTAL QUALITY	01/09/2026	Regular	0.00	26,934.40	160023
00-871	TEXAS DEPT OF INFORMATION RESOURCES	01/09/2026	Regular	0.00	0.51	160024
00-2524	TEXAS DEPT OF TRANSPORTATION	01/09/2026	Regular	0.00	984.00	160025
00-3089	TEXAS ELECTRIC COOPERATIVES, INC.	01/09/2026	Regular	0.00	6,586.20	160026
00-4405	THE KEY DEPOT	01/09/2026	Regular	0.00	1,125.00	160027
00-153	THE SEGUIN GAZETTE-ENTERPRISE	01/09/2026	Regular	0.00	323.43	160028
00-5732	TUMBLEWEED PRESS, INC.	01/09/2026	Regular	0.00	1,150.56	160029
00-172	UNIFIRST HOLDINGS INC	01/09/2026	Regular	0.00	220.60	160030
00-5408	WASHING EQUIPMENT OF TEXAS, LTD	01/09/2026	Regular	0.00	1,477.07	160031

Bank Code 1F Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	93	50	0.00	705,568.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	14	0.00	-699.33
Bank Drafts	0	0	0.00	0.00
EFT's	223	92	0.00	1,372,936.54
	316	**156**	**0.00**	**2,077,805.92**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	93	50	0.00	705,568.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	14	0.00	-699.33
Bank Drafts	0	0	0.00	0.00
EFT's	223	92	0.00	1,372,936.54
	316	**156**	**0.00**	**2,077,805.92**

Fund Summary

Fund	Name	Period	Amount
900	COS POOLED CASH	1/2026	2,077,805.92
			2,077,805.92

CITY OF SEGUIN

To: City Council

From: Steven Purchase, Fleet Manager, Fleet Services.
(Water Utilities Department)

Date: January 20, 2026

Subject: Resolution Authorizing Purchase of One New Dump Truck for the Water Utilities Department

Historical Background

Water Utilities is requesting approval for the addition of one new 12-yard dump truck. This vehicle is critical to the department's ability to carry out its core responsibilities related to the maintenance and repair of the City's water infrastructure. In addition to hauling materials, the dump truck will function as a tow unit for transporting equipment to job sites and to maintenance facilities. The department is requesting a Freightliner tandem-axle chassis equipped with a 12-yard dump body and enhanced work-zone warning lighting to ensure safe operation in active traffic and emergency environments. Through the City's approved vendors, a Buy Board cooperative purchasing quote was obtained from Doggett Freightliner for a vehicle meeting these specifications, at a total cost of $157,231.00

Action Requested

Seeking approval from the city's council for the purchase of three vehicles for the Water Utilities Department

Procurement Methodology & Funding Source

Funding for this project has been secured in 2026 Water Utilities Capital Project Funds

Staff Recommendation

Staff recommend the agreement be executed with Project number: WWW26DUMPTRUCKREPL

ATTACHMENTS

1. Doggett Freightliner Buy Board Contract 723-23 Quote

DOGGETT FREIGHTLINER OF SOUTH TEXAS LLC - AUSTIN

1701 Smith Rd.
Austin, Texas 78721

Bus: 512-389-0000
Fax: 512-389-2663

INV #:

DATE: 10/28/2025

INVOICE / BUYER'S ORDER

BUYER'S NAME				TELEPHONE	
CITY OF SEGUIN				830-379-3212	
ADDRESS		CITY		STATE	ZIP CODE
205 N. RIVER ST		SEGUIN		TX	78155
YEAR	MAKE	MODEL/BODY	VIN		LICENSE PLATE
2027	FREIGHTLINER	114SD 12YD	IDENTICAL TO UNIT VK3715		

A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYER FOR HANDLING DOCUMENTS RELATING TO THE SALE. A DOCUMENTARY FEE MAY NOT EXCEED A REASONABLE AMOUNT AGREED TO BY THE PARTIES. THIS NOTICE IS REQUIRED BY LAW.

UN PAGO DOCUMENTAL NO ES UN CARGO OFFICIAL. LA LEYNO EXIGUE SE IMPONGA UN CARGO DOCUMENTAL. PERO ESTE PODRIA COBRARSE A LOS COMPRADORES POR EL MANEJO DE LA DOCUMENTACION EN RELACION CON LE VENTA. UN CARGO DOCMENTAL NO PUEDI EXCEDER UNA CANIDAD PAZONABLE ACORDADA POR LAS PARTES. ESTA NOTIFICACION SE EXIGUE POR LA LEY.

DISCLAIMER OF WARRANTIES

Purchaser acknowledges and agrees that Dealer did not manufacture and therefore makes no implied or express warranty with regard to the Purchased Unit(s) and any service work or make-ready work shall not create any warranty of any nature whatsoever with respect to the Purchased Unit(s). Additionally, Purchaser agrees to use the Purchased Unit(s) and/or chassis at Purchaser's own risk and hereby releases Dealer, its principals, officers, directors, shareholders, members, agents, employees, successors and assigns, from any and all claims for any damages or injuries of any nature whatsoever to the full extent permitted by law.

MILEAGE:		
	FREIGHTLINER 114SD 12/14YD DUMP	$156,831.00
	CUMMINS L9 330HP	
	ALLISON AUTO TRANS	
	CALVIN RANCH14' SQUARE BED	
	42" SIDES, 8" METAL SIDEBOARDS	
	10" DUMP APRON	
	STANDARD SWING TAILGATE (NON-HIGH LIFT)	
	ELECTRIC ARM TARP	
	50-TON PINTLE HITCH	
	BED-UP ALARM	
	8 AMBER/BLUE STROBES ON GRILLE & TAILGATE	
	BUY BOARD CONTRACT 723-23	$400.00

MILEAGE:			
YEAR	MAKE	MODEL/BODY	VIN

TRADE-IN

MILEAGE:			
YEAR	MAKE	MODEL/BODY	VIN

PAYOFF TO:
ADDRESS: FAX:
GOOD UNTIL:
QUOTED BY:
SHOW LIEN TO:
ADDRESS:

DATED: LIEN AMOUNT $
DRAFT FOR $
DRAFT THRU:
ADDRESS:

Body Type:
License Wt.:
State Insp.:
License:
Title:
Transfer:

SUBTOTAL	$157,231.00
SALES TAX	$0.00
DEALER'S INVENTORY TAX	$0.00
TITLE FEE	$0.00
LICENSE FEE	$0.00
DOCUMENTARY FEE	**$0.00**
FEDERAL EXCISE TAX	$0.00
TOTAL SALE PRICE	$157,231.00
LESS TRADE	$0.00
EXT. WARRANTY	$0.00
LESS DEPOSIT	$0.00
TOTAL BALANCE DUE	$157,231.00

**The Dealer's Inventory Tax charge is intended to reimburse the dealer for ad valorem taxes on its motor vehicle inventory. The charge, which is paid by the Dealer to the county tax assessor-collector, is not a tax imposed on a consumer by the government, and is not required to be charged by the dealer to the consumer.

1.These Terms and Conditions shall govern the sale of motor vehicles ("Purchased Unit(s)") by Dealer to Purchaser. Dealer's performance and prices are expressly conditioned on these terms and conditions. This document shall be the final, complete, and exclusive agreement between the parties and may not be modified, amended, supplemented, explained, or waived by parol evidence, Purchaser's purchase order, a course of dealings, custom or trade usage, prior representations, Dealer's performance or delivery, Dealer's catalogs, circulars or other promotional material, or in any other way except in writing signed by Dealer's Authorized Representative. Dealer's Authorized Representative shall mean Dealer's Vice-President, General Counsel, Chief Financial Officer, or President.

2.Purchaser agrees to complete one of the following, and agrees that despite delivery of the Purchased Unit(s) to Purchaser, title to the Purchased Unit(s) shall remain with Dealer until Purchaser completes one of the following: (1) pay the balance due, as shown on this Order, in cash or (2) execute a Time Sales Agreement (Retail Installment Contract), or (3) execute a Loan Agreement for the purchase price of the Purchased Unit(s) plus additional charges shown herein, or (4) execute a lease agreement, on or before delivery of the Purchased Unit(s). Purchaser and Dealer agree that this Order is not a security agreement and that delivery of the Purchased Unit(s) to the Purchaser pursuant to this Order will not constitute possession of the Purchased Unit(s) by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this purchaser are limited as set forth in this Order.

3.Manufacturer has reserved the right to change the price to Dealer of new motor vehicles without notice. In the event the price to Dealer of new motor vehicles of the series and body type ordered hereunder is changed by Manufacturer prior to delivery of the Purchased Unit(s) ordered hereunder to Purchaser, Dealer reserves the right to change the cash delivered price (or any other pricing) of such motor vehicle to Purchaser accordingly. If such cash delivered price (or any other pricing) is increased by Dealer by five percent (5%) or more, Purchaser's sole remedy is to cancel this Order, in which event if a used motor vehicle has been traded in as a part of the consideration for such new Purchased Unit(s), such used motor vehicle shall be returned to Purchaser upon payment by Purchaser to Dealer of all storage and repair cost incurred or, if such used motor vehicle has been previously sold by Dealer, the amount received for such sale by Dealer, less a selling commission of 15% and any cost or expense incurred in storing, repairing, insuring, conditioning or advertising said used motor vehicle for sale, shall be returned to Purchaser. Purchaser waives all other claims for any damages resulting from a manufacture's change in pricing and/or a related cancellation.

BUYER'S SIGNATURE: _____ **SELLER'S SIGNATURE:** _____ **DATE** _____

Calvis Ranch Dump Bodies LLC

16782 IH 35 South
Atascosa, TX 78002 US
(210) 992-4221
Greg@calvisranch.com

Estimate

ADDRESS
Dana Plumpe
Doggett Freightliner Of South Texas (DP)
1701 Smith Rd
Austin, Tx 78721

ESTIMATE 0270
DATE 10/23/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	15ft Square Dump Body	$20,700.00 -14ft - 15ft Square Body -Installation, Subframe, Incab center control console -New cylinder, hydraulic tank, hoses and fluid -New PTO & Pump (price may change for Automatic) -LED lighting, Backup Alarm	1	20,700.00	20,700.00
	8" Channel Sideboards	$1,200.00	1	1,224.00	1,224.00
	Electric Bulletproof Tarp System	$2,300.00 Brand: US Tarp Bullet Proof System (aluminum)	1	2,300.00	2,300.00
	Big Plate Tow Package 50 ton	$2500.00 -3/4 Steel Plate Complete Installation -2 D-Rings -Service and Emergency Glad Hands -7 way Electrical Connection -License Plate location and LED Light -3 LED DOT Regulated Running Lights	1	2,500.00	2,500.00

Payment method: Card, or Cashier Check. No personal checks accepted.

*Cylinders, PTO and Pump come with a 30 Day guarantee upon the invoice date. Demolition Body Structure come with 6 month Guarantee

SUBTOTAL	26,724.00
TAX	0.00
TOTAL	**$26,724.00**

Accepted By

Accepted Date

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone: 512-389-0000

SPECIFICATION PROPOSAL

Data Code	Description
Price Level	
PRL-30D	SD PRL-30D (EFF:MY27 ORDERS)
Data Version	
DRL-011	SPECPRO21 DATA RELEASE VER 011
Vehicle Configuration	
001-177	114SD PLUS CONVENTIONAL CHASSIS
004-227	2027 MODEL YEAR SPECIFIED
002-004	SET BACK AXLE - TRUCK
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560
003-001	LH PRIMARY STEERING LOCATION
General Service	
AA1-003	TRUCK/TRAILER CONFIGURATION
AA6-002	DOMICILED, USA 50 STATES (EPA CLEAN IDLE LABEL OR NO CLEAN IDLE REQUIRED)
99D-027	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)
A85-011	CONSTRUCTION SERVICE
A84-1GM	GOVERNMENT BUSINESS SEGMENT
AA4-010	DIRT/SAND/ROCK COMMODITY
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS
AB1-008	MAXIMUM 8% EXPECTED GRADE
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE
995-1AD	FREIGHTLINER LEVEL I WARRANTY
A66-99D	EXPECTED FRONT AXLE(S) LOAD 13000.0 lbs

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD 40000.0 lbs
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY 53000.0 lbs
A70-99D	EXPECTED GROSS COMBINATION WEIGHT 80000.0 lbs
Truck Service	
AA3-004	END DUMP BODY
AF3-165	OX BODIES (TBEI)
Tractor Service	
AA2-005	FLATBED TRAILER
AH6-001	SINGLE (1) TRAILER
Engine	
101-3BP	CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-FT @ 1200 RPM
Electronic Parameters	
79A-075	75 MPH ROAD SPEED LIMIT
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT
79K-007	PTO MODE ENGINE RPM LIMIT - 1100 RPM
79M-001	PTO ENGINE SPEED CONTROL DEACTIVATED BY SERVICE BRAKE LIGHTLY APPLIED (STATIONARY APPLICATIONS)
79P-004	PTO RPM WITH CRUISE SET SWITCH - 900 RPM
79S-001	PTO MODE CANCEL VEHICLE SPEED - 5 MPH
79U-007	PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND
79W-024	CRUISE CONTROL BUTTON PTO CONTROL
80G-006	PTO MINIMUM RPM - 825
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH
80S-003	PTO 1, DASH SWITCH, ENGAGE BEFORE DRIVING

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
80V-001	ENGINE MOUNT PTO, DASH SWTICH ENGAGES PTO MODE, STATIONARY OPERATION

Engine Equipment

99C-024	EPA 2010/GHG 2024 CONFIGURATION
13E-001	STANDARD OIL PAN
105-001	ENGINE MOUNTED OIL CHECK AND FILL
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES
290-017	BATTERY BOX FRAME MOUNTED
281-001	STANDARD BATTERY JUMPERS
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN
289-001	NON-POLISHED BATTERY BOX COVER
293-058	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP
242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD(S)
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH
276-002	AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED
110-003	CUMMINS SPIN ON FUEL FILTER
118-008	COMBINATION FULL FLOW/BYPASS OIL FILTER
120-998	NO COOLANT FILTER
266-017	1300 SQUARE INCH ALUMINUM RADIATOR
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES
270-016	RADIATOR DRAIN VALVE
138-011	PHILLIPS-TEMRO 1000 WATT/115 VOLT BLOCK HEATER
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
132-004	ELECTRIC GRID AIR INTAKE WARMER
155-058	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH
Transmission	
342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
Transmission Equipment	
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV
84B-002	ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone: 512-389-0000

Data Code	Description
362-2JT	CUSTOMER INSTALLED CHELSEA 281 SERIES PTO
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK
35T-001	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID
Front Axle and Equipment	
400-1EA	DETROIT DA-F-13.0-3 13,000# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE
402-020	MERITOR 15X4 Q+ CAM FRONT BRAKES
403-002	NON-ASBESTOS FRONT BRAKE LINING
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS
427-001	FRONT BRAKE DUST SHIELDS
409-006	FRONT OIL SEALS
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS
406-001	STANDARD KING PIN BUSHINGS
536-050	TRW THP-60 POWER STEERING
539-003	POWER STEERING PUMP
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE
Front Suspension	
620-1D8	13,300# TAPERLEAF FRONT SUSPENSION
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION
410-001	FRONT SHOCK ABSORBERS
Rear Axle and Equipment	
420-1K3	MERITOR MT-40-14X 40,000# R-SERIES TANDEM REAR AXLE
421-529	5.29 REAR AXLE RATIO
424-003	IRON REAR AXLE CARRIER WITH OPTIONAL HEAVY DUTY AXLE HOUSING
386-073	MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES
388-073	MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES
878-023	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AND REAR-REAR AXLE VALVE
87A-017	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF
87B-025	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5PMPH OR LESS, DISENGAGE W/IGN OFF
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
433-002	NON-ASBESTOS REAR BRAKE LINING
434-011	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS
425-002	REAR BRAKE DUST SHIELDS
440-006	REAR OIL SEALS

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone: 512-389-0000

Data Code	Description
426-112	WABCO TRISTOP-D LONGSTROKE 30/36 2-DRIVE AXLE SPRING PARKING CHAMBERS
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE
42T-001	STANDARD REAR AXLE BREATHER(S)
Rear Suspension	
622-297	TUFTRAC GEN2 40,000# REAR SPRING SUSPENSION
621-108	9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)
431-003	AXLE CLAMPING GROUP
624-025	55 INCH AXLE SPACING
623-006	FORE/AFT AND TRANSVERSE CONTROL RODS
439-001	REAR SHOCK ABSORBERS - ONE AXLE
Pusher / Tag Equipment	
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS
Brake System	
490-100	WABCO 4S/4M ABS
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES
904-001	FIBER BRAID PARKING BRAKE HOSE
412-001	STANDARD BRAKE SYSTEM VALVES
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM
413-002	STD U.S. FRONT BRAKE VALVE
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER
479-015	AIR DRYER FRAME MOUNTED

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
460-001	STEEL AIR BRAKE RESERVOIRS
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS
Trailer Connections	
476-998	NO AIR HOSE HANGER
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME
Wheelbase & Frame	
545-447	4475MM (176 INCH) WHEELBASE
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT
552-030	1600MM (63 INCH) REAR FRAME OVERHANG
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 110.63 in
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) 107.63 in
AE4-99D	CALC'D FRAME LENGTH - OVERALL 269.29 in
FSS-0LH	CALCULATED FRAME SPACE LH SIDE 31.85 in
FSS-0RH	CALCULATED FRAME SPACE RH SIDE 56.63 in
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE 0.0 in
553-001	SQUARE END OF FRAME
550-001	FRONT CLOSING CROSSMEMBER
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)
572-001	STANDARD REARMOST CROSSMEMBER
565-002	HEAVY DUTY SUSPENSION CROSSMEMBER
Chassis Equipment	
556-1E5	14 INCH PAINTED STEEL BUMPER
558-070	REMOVABLE FRONT TOW/RECOVERY DEVICE,STORED ON CHASSIS FRAME
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE
585-998	NO MUDFLAP BRACKETS
590-998	NO REAR MUDFLAPS
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE
Fifth Wheel	
578-998	NO FIFTH WHEEL
Fuel Tanks	
204-152	70 GALLON/264 LITER ALUMINUM FUEL TANK - LH
218-006	25 INCH DIAMETER FUEL TANK(S)
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS
212-007	FUEL TANK(S) FORWARD
664-001	PLAIN STEP FINISH
205-001	FUEL TANK CAP(S)
122-1H3	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR
216-020	EQUIFLO INBOARD FUEL SYSTEM
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
Tires	
093-1AX	MICHELIN XZE2 11R22.5 16 PLY RADIAL FRONT TIRES
094-1RY	BRIDGESTONE M726ELA 295/75R22.5 14 PLY RADIAL REAR TIRES
Hubs	
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Wheels	
502-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 6.13 INSET 2-HAND HD STEEL DISC FRONT WHEELS
505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
496-011	FRONT WHEEL MOUNTING NUTS
497-011	REAR WHEEL MOUNTING NUTS
Cab Exterior	
829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
650-008	AIR CAB MOUNTING
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE
667-004	FRONT FENDERS SET-BACK AXLE
678-001	LH AND RH GRAB HANDLES
645-002	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL
646-042	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS
65X-003	CHROME HOOD MOUNTED AIR INTAKE GRILLE
644-004	FIBERGLASS HOOD
652-001	FREIGHTLINER NAME PLATES
690-998	NO NOISE SHIELD-ENG COMPARTMENT

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
727-1AM	DUAL 24 INCH ROUND POLISHED ALUMINUM AIR HORNS ROOF MOUNTED
726-001	SINGLE ELECTRIC HORN
728-002	DUAL HORN SHIELDS
575-001	REAR LICENSE PLATE MOUNT END OF FRAME
312-067	HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS
302-047	LED AERODYNAMIC MARKER LIGHTS
311-998	NO DAYTIME RUNNING LIGHTS
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS
300-015	STANDARD FRONT TURN SIGNAL LAMPS
744-1BC	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE
797-001	DOOR MOUNTED MIRRORS
796-001	102 INCH EQUIPMENT WIDTH
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS
74A-001	RH DOWN VIEW MIRROR
729-001	STANDARD SIDE/REAR REFLECTORS
677-054	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN DIAMOND PLATE COVER
768-043	63X14 INCH TINTED REAR WINDOW
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS
654-011	RH AND LH ELECTRIC POWERED WINDOWS
663-013	1-PIECE SOLAR GREEN GLASS WINDSHELD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED
647-001	WHITE WINTERFRONT

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone: 512-389-0000

Data Code	Description
Cab Interior	
055-019	RUGGED TRIM PACKAGE
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)
706-013	MOLDED DOOR PANEL
708-013	MOLDED PLASTIC DOOR PANEL
772-006	BLACK MATS WITH SINGLE INSULATION
785-034	ASH CUP AND (1)LIGHTER, (1)12V POWER OUTLET, (1)DASH MTD DUAL USB-C OUTLET
691-001	FORWARD ROOF MOUNTED CONSOLE
696-012	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY
742-007	(2) CUP HOLDERS LH AND RH DASH
680-029	M2/SD DASH
720-003	5 LB. FIRE EXTINGUISHER
700-002	HEATER, DEFROSTER AND AIR CONDITIONER
701-001	STANDARD HVAC DUCTING
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH
170-015	STANDARD HEATER PLUMBING
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR
702-002	BINARY CONTROL, R-134A
739-033	STANDARD INSULATION

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM
324-1B3	STANDARD LED CAB LIGHTING
787-998	NO SECURITY DEVICE
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME
78G-002	KEY QUANTITY OF 2
655-005	LH AND RH ELECTRIC DOOR LOCKS
740-998	NO MATTRESS
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
760-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION
759-005	DUAL DRIVER AND PASSENGER SEAT ARMRESTS
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS
758-014	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER
761-014	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER
763-101	BLACK SEAT BELTS
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS

Instruments & Controls

106-002	ELECTRONIC ACCELERATOR CONTROL
732-998	NO INSTRUMENT PANEL-DRIVER

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 73721
Phone :512-389-0000

Data Code	Description
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS
87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK
870-002	BRIGHT ARGENT FINISH GAUGE BEZELS
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE
198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS
721-001	97 DB BACKUP ALARM
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH
844-001	2 INCH ELECTRIC FUEL GAUGE
148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS
48H-003	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS
48C-003	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH CAP
163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE
864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY
372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE
736-998	NO OBSTACLE DETECTION SYSTEM
72J-998	NO DR ASSIST SYSTEM
49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL
73B-998	NO LANE DEPARTURE WARNING SYSTEM
679-024	LEFTHAND/CENTER/RIGHTHAND OVERHEAD INSTRUMENT PANEL BLANK
35M-010	1 QUICKFIT PROGRAMABLE MODULE (QPM/XMC)
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE
747-001	DASH MOUNTED RADIO
750-002	(2) RADIO SPEAKERS IN CAB
753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF
749-998	NO CB RADIO MOUNTING PROVISION
75W-998	NO MULTIBAND ANTENNA
78C-004	INTEROPERABLE SDAR ANTENNA, SHIP LOOSE
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER
817-001	STANDARD VEHICLE SPEED SENSOR
812-001	ELECTRONIC 3000 RPM TACHOMETER
813-1C8	DETROIT CONNECT PLATFORM HARDWARE
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
6TS-005	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP
329-127	TWO EXTRA HARDWIRED SWITCHES IN DASH, ROUTE TO UNDER CAB, BLUNTCUT
4C1-026	HARDWIRE SWITCH #1, ON/OFF LATCHING, 10 AMPS BATTERY POWER
4C2-026	HARDWIRE SWITCH #2, ON/OFF LATCHING, 10 AMPS BATTERY POWER
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN
482-001	STANDARD TRACTOR PROTECTION VALVE
883-001	TRAILER HAND CONTROL BRAKE VALVE
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS
882-004	TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR
Design	
065-000	PAINT: ONE SOLID COLOR
Color	
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)

Prepared by:
Dana Plumpe
FREIGHTLINER OF AUSTIN
1701 SMITH ROAD
AUSTIN, TX 78721
Phone :512-389-0000

Data Code	Description
964-020	STANDARD BLACK BUMPER PAINT
963-003	STANDARD E COAT/UNDERCOATING

Certification / Compliance

996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS

Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES
RD3-998	NO SAFETY EVENT VIEWER
RAG-020	CUMMINS TARIFF CHARGE - $205
PAT-025	STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 108/114 SD AND M2 106/112
R27-001	MY27 ESCALATOR
P73-2FT	STANDARD DESTINATION CHARGE

(+) Weights Shown are estimates only.
If weight is critical, contact Customer Application Engineering.

SEGUIN TEXAS
PUBLIC WORKS

MEMORANDUM

TO: Mayor and City Council Members
Steve Parker, City Manger

FROM: Steven Purchase, Fleet Manager

DATE: January 20, 2026

RE: DISPOSAL OF SURPLUS PROPERTY

According to the Disposal of Assets Policy, previously approved by City Council on September 16, 2014, sale or disposal of surplus property requires prior approval by the City Manager. Any items whose original cost of $5,000 or more which have become obsolete, dysfunctional or are otherwise too costly to repair may be disposed of following City Council approval. Staff recommends disposal of the following pieces of equipment:

UNIT	DESCRIPTION	DEPT	PURCHASE PRICE	DISPOSAL
176	1997 FLAT BED TRAILER	POLICE	NO COST AVAIL	JJ KANE AUCTIONS
211	2013 FORD ESCAPE	PLANNING	$19,757	JJ KANE AUCTIONS
257	2013 FORD F150	FLEET SVS	$18,100	JJ KANE AUCTIONS
504	2015 FORD F250	WATER/WW	$29,147	JJ KANE AUCTIONS
930	2024 CADILLAC	POLCE	SEIZED	JJ KANE AUCTIONS
1007	2014 KUBOTA TRACTOR	PARKS	$22,638	JJ KANE AUCTIONS
1013	ALAMO IND MOWER	PARKS	NO COST AVAIL	JJ KANE AUCTIONS
1034	2007 KUBOTA MOWER	PARKS	$11,999	JJ KANE AUCTIONS
1529	2009 KUBOTA MOWER	PARKS	$12,400	JJ KANE AUCTIONS
2435	2009 ETYNER DIST TRLR	PUBLIC WORKS	$ 7,321	JJ KANE AUCTIONS

All purchasing policies and procedures regarding the disposal of City equipment, materials and supplies will be strictly adhered to. Work closely with the Purchasing Manager to ensure that all procurements are in accordance with the City of Seguin Charter, State Statutes and applicable Federal government requirements.

Following Council approval, all items will be placed on the public online auction site, GovDeals.com and sold to the highest bidder.

CITY OF SEGUIN

To: City Council

From: Kate McCloud, Grants Administrator

Date: December 23, 2024

Subject: Resolution to submit application for the FY2026-2027 Criminal Justice Grant (JAG) program

Historical Background

The Office of the Governor (OOG), Public Safety Office, Criminal Justice Division is currently accepting applications for the FY2026-2027 Criminal Justice Grant (JAG) program. The purpose of this program is to promote public safety, reduce crime, and improve the criminal justice system.

City staff would like to submit an application to this program for a four-wheel drive patrol vehicle to enhance our capabilities to investigate and respond to violent crime, border crime and gang activity in the less accessible areas of our jurisdiction. The estimated cost for this project is $85,000, there are no matching funds required by the grant. The grant award is capped at $85,000 by Alamo Area Council of Governments (AACOG), however this vehicle will also require a police radio which cannot be added to the grant as it would cause our application to exceed the maximum award amount. If the City is awarded the grant for the vehicle, the radio would be purchased using Police Department funds. Grant awards are expected to be announced in September of 2026. If the City is awarded this grant, the project will begin in October 2026.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 100% of the funding for the vehicle will be secured through the grant. The Police Department would purchase the radio for the vehicle using PD department funding, outside of the grant.

Procurements will be made according to the City of Seguin Purchasing Policy and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is codified in Part 200 of Title 2 of the Code of Federal Regulations.

Staff Recommendation

Staff recommends approval of the resolution to authorize the submission of the grant application.

ATTACHMENTS

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FUNDING ANNOUNCEMENT CRIMINAL JUSTICE GRANT PROGRAM, FY 2027.

WHEREAS, the City finds it in the best interest of the citizens of Seguin, TX that the Seguin 4x4 Patrol be operated for the FY2027; and

WHEREAS, City Council agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Public Safety Office, Criminal Justice Division grant application; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City Council designates the City Grants Administrator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on the behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approved submission of the grant application for the Seguin 4x4 Patrol to the Office of the Governor.

This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 20th day of January, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

Grant Number: 5688701

CITY OF SEGUIN

To: City Council
From: Kate McCloud, Grants Administrator
Date: December 23, 2025
Subject: Resolution to submit application for the FY2026-2027 General Victim Assistance (VOCA) grant program

Historical Background

The Office of the Governor (OOG), Public Safety Office, Criminal Justice Division is currently accepting applications for the FY2026-2027 General Victim Assistance (VOCA) grant program. The purpose of this program is to provide services and assistance directly to victims of crime to speed their recovery and aid them through the criminal justice process.

City staff would like to submit an application to this program for continuing funding to assist all victims of crime and their families with emergency housing in local hotels, basic supplies to sustain them while in emergency housing, and transportation. This funding would also provide our Crime Victim Liaison (CVL) with access to ongoing Texas Commission on Law Enforcement (TCOLE) training, and conferences to ensure they are up-to-date on all best practices for victim services. The City has been operating this grant funded project for the past 8 years and is requesting funding from the OOG to continue the project for a 9th year.

The maximum grant award for the City of Seguin is capped at $20,284, the amount the city was awarded in the previous grant cycle. There is a 20% matching funds requirement for this program. The City would fulfill the matching requirement through the City's contribution to the Crime Victim Liason's Health and Dental insurance coverage. This match would incur no additional costs to the City to satisfy the match requirements of the grant. Grant awards are expected to be announced in September of 2026. If the City is awarded this grant, the project will begin in October 2026.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 80% of the funding will be secured through the grant. The City provide the matching 20% through the general fund.

Procurements will be made according to the City of Seguin Purchasing Policy and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is codified in Part 200 of Title 2 of the Code of Federal Regulations.

Staff Recommendation

Staff recommends approval of the resolution to authorize the submission of the grant

application.

ATTACHMENTS

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FUNDING ANNOUNCEMENT GENERAL VICTIM ASSISTANCE GRANT PROGRAM, FY 2027.

WHEREAS, the City finds it in the best interest of the citizens of Seguin, TX that the Seguin Crime Victim Assistance be operated for the FY2027; and

WHEREAS, City Council agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Public Safety Office, Criminal Justice Division grant application; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City Council designates the City Grants Administrator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on the behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approved submission of the grant application for the Seguin Crime Victim Assistance to the Office of the Governor.

This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 20th day of January, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

Grant Number: 3245409

CITY OF SEGUIN

To: City Council

From: Kate McCloud, Grants Administrator

Date: January 5, 2026

Subject: Resolution to submit application for the Texas Parks and Wildlife Department's Recreational Trails Grant Program

Historical Background

The Texas Parks and Wildlife Department is currently accepting applications for the Recreational Trails grant program. The purpose of this program is to fund new construction or renovation of recreational trails as part of the Federal Highway Administration's Transportation Alternatives program.

City staff would like to submit an application to this program to build a 12' wide multiuse trail to connect the Walnut Springs Trail to Max Starcke Park, passing along the Seguin Coliseum, volleyball courts, Starke Park Golf Course, and basketball/tennis/pickleball courts. The estimated cost for this project is $680,000, the grant requires a 20% match. Grant awards are expected to be announced in June of 2026. If the City is awarded this grant, the project would likely begin after an environmental review has been completed and the grant agreement is executed, this should take place no later than September of 2027.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 80% of the funding for design and construction of the trail will be secured through the grant. The Parks Department would use Park Development Fund to provide the City's required matching.

Procurements will be made according to the City of Seguin Purchasing Policy and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is codified in Part 200 of Title 2 of the Code of Federal Regulations.

Staff Recommendation

Staff recommends approval of the resolution to authorize the submission of the grant application.

ATTACHMENTS

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT FUNDING ANNOUNCEMENT RECREATIONAL TRAILS GRANT PROGRAM AND DESIGNATING AUTHORIZED OFFICIALS.

WHEREAS, the City of Seguin is fully eligible to receive assistance under the Recreational Trails Grant Program; and

WHEREAS, the City of Seguin is aware that the grant program reimburses eligible expenses up to the grant award amount and requires 20% match; and

WHEREAS, the City of Seguin is desirous of authorizing an official to represent and act for the City in dealing with the Texas Parks and Wildlife Department concerning the Recreational Trails Grant Program;

NOW THEREFORE, BE IT RESOLVED:

1. That City of Seguin hereby certifies that they are eligible to receive assistance under the Recreational Trails Grant Program.

2. That the City of Seguin acknowledges that they have the financial resources to complete the grant project.

3. That the City of Seguin acknowledges that, if funded, the project must be maintained and open to the public for a period of at least 20 years after project completion.

4. That the City of Seguin hereby authorizes and directs the City Manager to act for the City in dealing with the Texas Parks and Wildlife Department for the purpose of the Recreational Trails Grant Program, and that Steve Parker is hereby officially designated as the signatory and representative in this regard.

5. This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 20th day of January, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

CITY OF SEGUIN

To: City Council

From: Kate McCloud, Grants Administrator

Date: January 6, 2026

Subject: Resolution to submit application for the FY2026-2027 Testing of Forensic Evidence – Genetic Genealogical DNA Analysis grant program

Historical Background

The Office of the Governor (OOG), Public Safety Office, Criminal Justice Division is currently accepting applications for the FY2026-2027 Testing of Forensic Evidence – Genetic Genealogical DNA Analysis grant program. The purpose of this program is provide funding to cover costs associated with forensic genetic genealogical DNA analysis.

City staff would like to submit an application to this program for support forensic DNA testing, analysis, preservation and expert case review for six (6) unsolved cold homicide cases maintained by the Seguin Police Department.

The estimated cost for this project is $92,000. There is no matching funds requirement for this program. Grant awards are expected to be announced in September of 2026. If the City is awarded this grant, the project will begin in October 2026.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 100% of the funding will be secured through the grant.

Procurements will be made according to the City of Seguin Purchasing Policy.

Staff Recommendation

Staff recommends approval of the resolution to authorize the submission of the grant application.

ATTACHMENTS

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FUNDING ANNOUNCEMENT TESTING OF FORENSIC EVIDENCE - GENETIC GENEALOGICAL DNA ANALYSIS, FY 2027.

WHEREAS, the City finds it in the best interest of the citizens of Seguin, TX that the Seguin Cold Case DNA Testing project be operated for the FY2027; and

WHEREAS, City Council agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Public Safety Office, Criminal Justice Division grant application; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City Council designates the City Grants Administrator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on the behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approved submission of the grant application for the Seguin Cold Case DNA Testing to the Office of the Governor.

This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 20th day of January, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

Grant Number: 5716001

CITY OF SEGUIN

To: City Council

From: Kate McCloud, Grants Administrator

Date: January 5, 2026

Subject: Resolution to submit application for the FY2026-2027 Juvenile Justice & Youth Diversion grant program

Historical Background

The Office of the Governor (OOG), Public Safety Office, Criminal Justice Division is currently accepting applications for the FY2026-2027 Juvenile Justice & Youth Diversion grant program. The purpose of this program is to prevent violence in and around school; and to improve the juvenile justice system by providing mental health services, truancy prevention and intervention through community-based and school programs.

City staff would like to submit an application to this program in conjunction with Seguin Youth Services to provide a truancy reduction, intervention, and prevention program. The estimated cost for this project will not exceed $50,000, there are no matching funds required. Grant awards are expected to be announced in September of 2026. If the City is awarded this grant, the city will enter into a Sub-grant agreement with Seguin Youth Services for the performance of the grant activities. The City will act in the capacity of a pass-through entity under the sub-grant agreement and will reimburse Seguin Youth Services for eligible grant project expenses. If awarded, the project activities will begin in October 2026, following the execution of the sub-grant agreement.

Action Requested

City Council must approve the resolution to authorize the submission of this grant application.

Procurement Methodology & Funding Source

If the grant is awarded, 100% of the funding will be secured through the grant.

Procurements will be made according to the City of Seguin Purchasing Policy.

Staff Recommendation

Staff recommends approval of the resolution to authorize the submission of the grant application.

ATTACHMENTS

1. Resolution authorizing the submission of the grant application

STATE OF TEXAS **RESOLUTION NO. _____**

CITY OF SEGUIN

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION IN RESPONSE TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FUNDING ANNOUNCEMENT JUVENILE JUSTICE & YOUTH DIVERSION GRANT PROGRAM, FY 2027.

WHEREAS, the City finds it in the best interest of the citizens of Seguin, TX that the Truancy Reduction, Intervention, and Prevention Program (T.R.I.P.P.) be operated for the FY2027; and

WHEREAS, City Council agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Public Safety Office, Criminal Justice Division grant application; and

WHEREAS, City Council agrees that in the event of loss or misuse of the Office of the Governor funds, City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, City Council designates the City Manager as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

WHEREAS, City Council designates the City Grants Administrator as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on the behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that City Council approved submission of the grant application for the Truancy Reduction, Intervention, and Prevention Program (T.R.I.P.P.) to the Office of the Governor.

This Resolution shall be in full force and effect immediately from and after its passage.

Passed and approved this 20th day of January, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

Grant Number: 5436202

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Freddy King, Manager of Electric Utility

Through: Timothy J. Howe, Director of Utilities, and Rick Cortes, Deputy City Manager

Subject: Resolution authorizing the purchase of one (1) PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder

Date: January 20, 2026

Historical Background

The City's 2025-26 Utility Fund Capital Equipment Budgets provides for purchase of a Sherman Reilly 4-Drum Pilot Line Winder for use in maintenance and upcoming electric projects. The unit is used for installing new conductors for the electric infrastructure. The current 4-Drum Pilot Line Winder is a 2014 model and needs replacement. Maintaining critical equipment is necessary for the city to provide reliable utility service.

Action Requested

Consider a resolution authorizing the purchase of one (1) PLW-200 X-T Sherman Reilly 4-Drum Pilot Line Winder.

Procurement Methodology & Funding Source

PB Loader Corporation provided a quote for this equipment based on contract prices from the purchasing cooperative known as Sourcewell, under their Contract No. 050625-PBL, for $215,127.00.

Funding for this purchase will come from the City's 2025-26 Utility Fund Capital Budgets.

Staff Recommendation

It is recommended that PB Loader Corporation be awarded the purchase of (1) PLW-200 X-T Sherman Reilly 4-Drum Pilot Line Winder pursuant to their Sourcewell contract for $215,127.00

ATTACHMENTS

1. Resolution - Purchase of One (1) PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder.
2. Sourcewell Contract
3. PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder Specifications.

CITY OF SEGUIN **RESOLUTION NO._____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS AUTHORIZING THE PURCHASE OF ONE (1) PLW-200X-T SHERMAN REILLY 4-DRUM PILOT LINE WINDER FOR ELECTRIC UTILITIES AND DECLARING AN EFFECTIVE DATE.

WHEREAS, city staff submitted a request for the purchase of one (1) PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder for the Electric Utilities department; and

WHEREAS, a quote was obtained for said equipment based on contract prices from the purchasing cooperative known as Sourcewell; and

WHEREAS, city staff recommends the purchase of one (1) PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder for the sum of $215,127.00, using Sourcewell contracts from PB Loader Corporation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seguin, Texas:

Part 1. The purchase of one (1) PLW-200X-T Sherman Reilly 4-Drum Pilot Line Winder from PB Loader Corporation utilizing their Sourcewell contract No. 050625-PBL for the sum of $215,127 is hereby approved.

Part 2. This Resolution is effective from and after the date of its passing.

PASSED AND APPROVED on this 20th day of January 2026.

_____
DONNA DODGEN, MAYOR

ATTEST:

_____
Kristin Mueller
City Secretary

QUOTATION
NO. 12994

CUSTOMER: CITY OF SEGUIN, TX

DATE: 12/22/2025
TERMS: NET 30

SOURCEWELL MEMBER ACCOUNT # 29306

PROJECT: SHERMAN+REILLY PLW-200X-T

QTY	PART NO.	DESCRIPTION	PRICE	EXTENSION
		PB LOADER CONTRACT NO. 050625-PBL **SOURCEWELL CONTRACT - MARKET PRICES**		
1	720001	**NON-LISTED TURRET LINE WINDER AT MARKET PRICE** SHERMAN+REILLY PLW-200X-T TURRET MOUNTED HYDRAULIC POWERED 4-DRUM PILOT LINE WINDER WITH: - 2,000 LBS PULLING FORCE ON TOP OF EACH DRUM - FOUR (4) REELS OF 7/16" X 6,000' PE-12 PULLING ROPE AND FOUR (4) VINYL DRUM COVERS - UNIT IS POWERED BY DIESEL ENGINE - INCLUDES SAFE ZONE CAB (HALF-CAB WITH OPERATOR PROTECTIVE SCREEN AND COMPLETE CONTROL FROM CONTROL PANEL INSIDE CAB) LOW FATIGUE ADJUSTABLE SEAT, WITH SWIVEL FITTINGS ALLOW 360 DEGREE ROTATION OF THE TURRET - FIVE (5) HYDRAULIC JACKS - 7 PIN TRAILER PLUG - PAINTED S+R WHITE		$209,607.00
		SUB-TOTAL:		$209,607.00
		SHIPPING AND HANDLING:		$5,520.00
		TOTAL:		$215,127.00

NOTES:
1. PRICE INCLUDES DELIVERY AND DMV TRANSFER.

2. SHIPPING AND HANDLING IS ESTIMATED. RATE SUBJECT TO CHANGE.

3. PURCHASE ORDERS TO BE MADE OUT TO PB LOADER CORPORATION.

PB Loader Corporation
5778 W. Barstow • Fresno, California 93722-5024 • Telephone (559) 277-7370 • Fax (559) 277-7375
Toll free 800-350-8521 • Web www.pbloader.com

SHERMAN+REILLY®

PLW-200X PILOT LINE WINDER

2,000 LB. FOUR DRUM TURRET PILOT LINE WINDER



1. Ergonomic operator's station with intuitive controls.
2. Braking system with electric over hydraulic activation.
3. Tie off points rotate with turret for ease of use.
4. Adjustable leveling jacks.
5. 6,000 ft. capacity for 7/16 in. rope.

FEATURES

- 2,000 lb. pulling capacity.
- Equipped with CANbus technology and real-time self-diagnostics.
- 360° continuous turret rotation for flexibility on the jobsite.

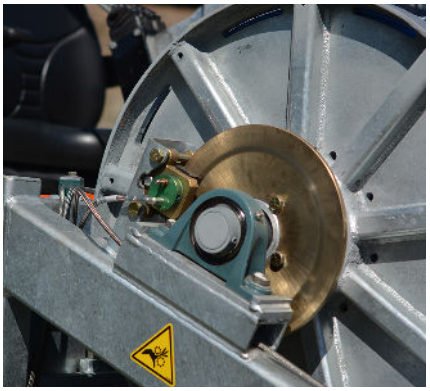
SPECIFICATIONS

Pulling Capacity Max	2,000 lb. rated at the top of drum
Max Line Speed	4 mph rated at top of drum
Payout Break	Hydraulic disc-caliper, electric over hydraulic with finite PSI control
Turret Rotation	360°, continuous
Reel Capacity	6,000 ft. of 7/16" PE-12 rope
Drive System	Hydraulic motor, chain and sprocket
Engine	Turbocharged, Tier-4 Final Diesel, 49 Hp, water-cooled Kubota®
Fuel Capacity	13 Gallon
Hydraulic Fluid	ISO Grade 32
Hydraulic Reservoir	25 Gallon
Levelwind	Hydraulically controlled, joystick controlled (2)
Operator's Safety Enclosure	Safe-Zone® Cab, Open/Half cab, turret mounted
Frame Construction	Steel tubing, continuous weld
Length	16 ft. 11 in.
Width	8 ft. 1 in.
Height	9 ft. 10 in.
Weight*	11,990 lb.
GVWR	12,500 lb.
Suspension	Leaf-spring
Axle Configuration	Single
Wheel Configuration & Tires	235/75R 17.5
Brakes (Trailer)	Electric, with break-away switch
Towing Attachment	3 in. pintle eye, with two safety chains and hooks
Tie Downs	5/8 in. dia. Steel D-Rings (4)
Tongue Jack	Hydraulic with galvanized shoe (1)
Stabilizing Jacks	Hydraulic with galvanized shoe (4)
Electrical System	12 VDC
Battery	12 Volt, group 27
Lights / Navigation	US DOT, LED, 12 VDC
Grounding	3/4 in. dia. Copper-clad steel loops (4)
Wheel Chocks	Standard
Fire Extinguisher	ABC
Color	S+R White
Drum Covers	Vinyl
Grips and Swivels	1038 Kellems grip and B-40 Swivel

*Specifications are subject to change

OPTIONS

Solar Battery Charger
Galvanized Finish



Braking system with electric over hydraulic activation



Ergonomic operator's station



Shown with optional galvanized finish

© 2024 SHERMAN + REILLY, INC.

MEMORANDUM

To: City of Seguin Mayor and Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Request for Annexation by Seguin Economic Development Corporation at 3281 Cordova Rd; Approximately 132.993 acres (Prop ID's: 55627 and 55628)**
Date: November 18, 2025

Historical Background

The City of Seguin has received a voluntary annexation petition from the Seguin Economic Development Corporation for approximately 132.993 acres located at the southeast corner of Cordova Road and State Highway 46. The property is planned for future development as a college campus and will be served by City water and wastewater utilities.

Action Requested

Staff is requesting action on the adoption of the ordinance to annex the property into the city limits for future development of a college campus.

Recommendation

Staff recommends approval of the request for annexation into the city limits of Seguin.

Attachments

- Draft Ordinance with an exhibit identifying the area to be annexed
- Service Agreement

CITY OF SEGUIN **ORDINANCE NO. _____**
COUNTY OF GUADALUPE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, ANNEXING INTO THE CITY OF SEGUIN 132.993 ACRES OF LAND, LOCATED 3281 CORDOVA RD; MORE FULLY DESCRIBED AS PROPERTY ID'S 55627 AND 55628, LOCATED IN ABSTRACT 20, A M ESNAURIZAR SURVEY, AS SHOWN IN THE ATTACHED EXHIBITS, GUADALUPE COUNTY, TEXAS (VAN10212025)

WHEREAS, the land described as approximately 132.993 acres located in Abstract 20, A M Esnaurizar Survey, identified as Property ID's 55627 and 55628 and more fully described in the attached Exhibit A, lies entirely within the extraterritorial jurisdiction of the City of Seguin, Texas and is contiguous to the existing city limits; and

WHEREAS, the owner of the property has filed a petition with the City of Seguin requesting annexation into the Seguin City Limits as allowed in accordance with Section 43.0671 of the Local Government Code; and

WHEREAS, in accordance with Section 43.0672 of the Local Government Code, a written agreement for the provision of services has been prepared and agreed upon by the City of Seguin and the owner of the property proposed for annexation (Exhibit B) and is effective with the adoption of this ordinance; and

WHEREAS, the City Council of the City of Seguin, Texas finds it in the best interests of future development for this area, at the request of the property owner, that the area be annexed into the City Limits of the City of Seguin, Texas.

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas:

SECTION ONE: The City Council hereby finds that factual statements in the above recitals are true and hereby adopts said recitals as part of this Ordinance.

SECTION TWO. The land described as approximately 132.993 acres located in Abstract 20, A M Esnaurizar Survey, identified as Property ID's 55627 and 55628 and more fully described in the attached exhibits, is hereby annexed into the City of Seguin, Texas, and from passage of this ordinance shall be said part of the City of Seguin, Texas.

SECTION THREE. This ordinance will be effective on **January 30, 2026**

PASSED AND APPROVED on the first reading on **December 2, 2025.**

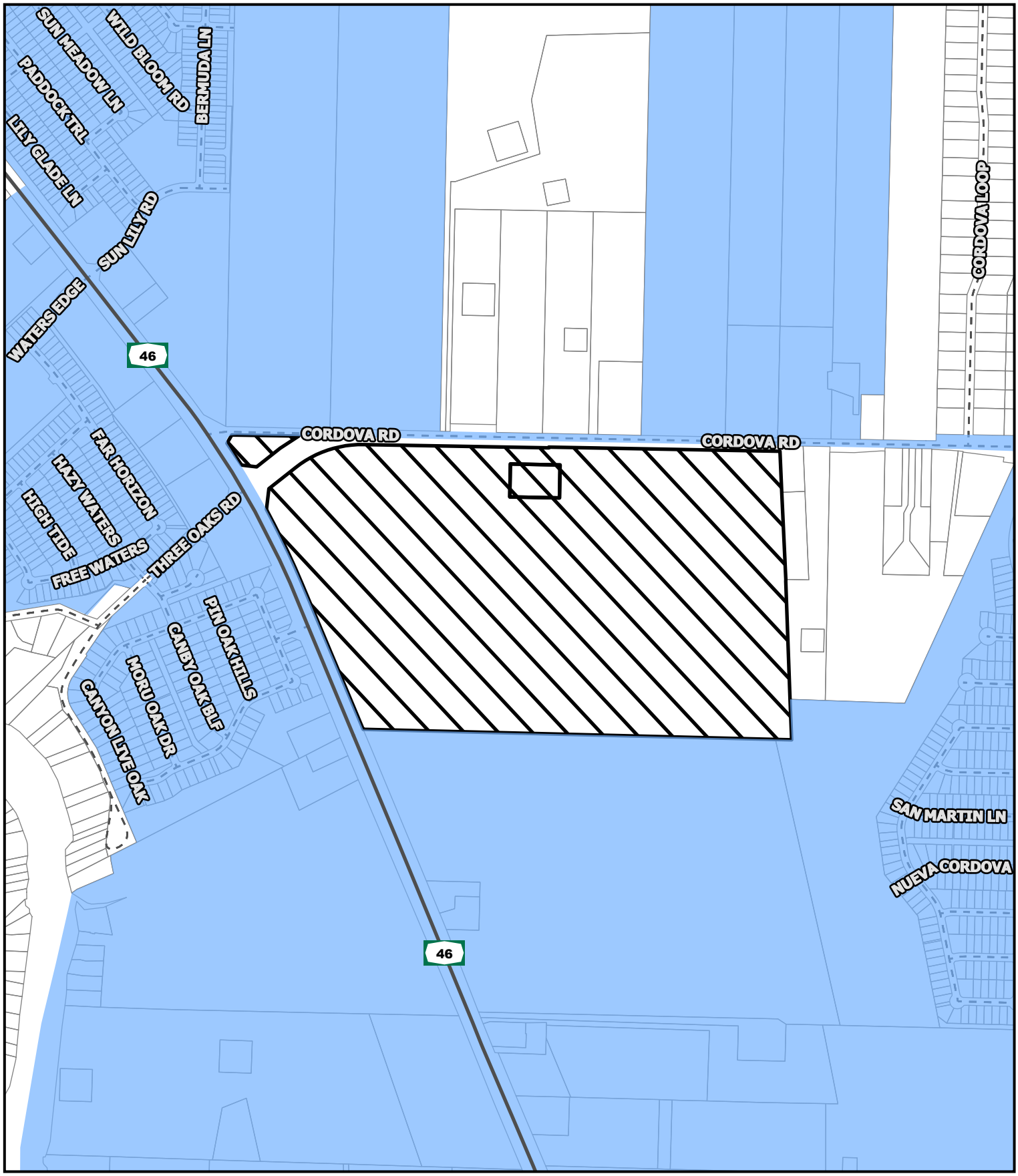
PASSED AND APPROVED AND ADOPTED on the second reading on **January 20, 2026.**

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

EXHIBIT A



3281 Cordova Rd.

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site

Seguin City Limits

0 425 850 1,700 Feet

Printed : 11/18/2

SERVICE AGREEMENT **AREA 1** (132.993 acres +/-) October 2025
2025 Requested Annexation by Owners
City of Seguin

I. INTRODUCTION

This Service Agreement ("Agreement") is prepared by the City of Seguin, Texas ("City") pursuant to Chapter 43 of the Texas Local Government Code. This Agreement relates to the requested annexation of two properties identified as Property ID's 55627 and 55638, consisting of 132.993 (+/-) acres (hereafter referred to as THE AREA), located in the extra-territorial jurisdiction of the City of Seguin, Guadalupe County, Texas.

II. EFFECTIVE TERM

This Agreement shall be in effect for the period required by state law, commencing on the effective date of the requested annexation of THE AREA, unless otherwise stated in this Agreement. Renewal of the Agreement shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Agreement and specifically renews this Agreement for a stated period of time and in accordance with all applicable State statutes.

III. INTENT

It is the intent of the City of Seguin that services under this Agreement shall equal the number of services and the level of services in existence in THE AREA prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in THE AREA. However, it is not the intent of this Agreement to require that a uniform level of services be provided to all areas of the City, including THE AREA, where differing characteristics of topography, land utilization and population density constitute a sufficient basis for providing differing service levels.

The City reserves the right to amend this statutorily created contract if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws making this service Agreement unworkable or obsolete or unlawful.

IV. SERVICE PROGRAMS

A. <u>In General</u>

1. This Agreement includes the following programs: services immediately provided upon effective date of annexation, the 60-day program to provide services and the Capital Improvement Program.

2. As used in this Agreement, providing services includes having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area or cause the area to be provided with services in accordance with the service Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to

provide such services, in whole or in part. The acquisition or construction of the facilities shall be accomplished by purchase, lease, or other contract or by the municipality succeeding to the powers, duties, assets, and obligations of a conservation and reclamation district as authorized or required by law.

As used in this Agreement, the phrase "standard policies and procedures" means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at a time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

B. Services Immediately Provided Upon Effective Date of Annexation

1. The Fire Department of the City of Seguin presently provides fire protection to THE AREA.

2. Emergency Medical Service – EMS is currently provided by the City of Seguin for THE AREA. EMS will remain at the current level of service.

3. Library – Library services are currently provided for THE AREA at the Seguin Public Library.

4. Parks –Access to all park facilities is currently being provided for THE AREA.

5. Police Protection – The Police Department of the City will provide protection and law enforcement services in THE AREA. These activities will include normal patrols and police responses, the handling of complaints and incident reports, and as appropriate, support by special units.

6. Solid Waste Collection – All eligible residences in THE AREA will be provided solid waste collection service by contract with the City's solid waste collection provider. Such service will consist of one weekly curbside pickup of refuse and may be amended through the City's contract with the solid waste collection provider.

7. Building Inspection – Building inspection services including but not limited to structural, plumbing and electrical inspections and permitting will be provided for all construction activities that occur immediately upon effective date of annexation.

8. Floodplain Management – Floodplain management in accordance with FEMA and the City of Seguin floodplain management ordinances shall occur immediately upon the effective date of annexation. These ordinances are designed to minimize the risk of damage and loss of life due to flooding.

9. Code Enforcement – Code enforcement including high weeds, junk vehicle removal and nuisance violations will be provided immediately upon the effective date of annexation.

10. Animal Control – Animal control services will be provided by the City of Seguin upon annexation.

C. 60-Day Program to Provide Services

The City will provide the following services in THE AREA within 60 days after the effective date of the annexation.

1. Brush – The City will provide for the collection of brush within 60 days of the effective date of annexation in the established brush schedule for the City. Under certain conditions, agricultural operations may apply for a burn permit through the Seguin Fire Marshal in accordance with state and local policies.

2. Zoning Administration – The City will begin providing zoning administration for THE AREA within 60 days of the effective date of annexation.

D. Capital Improvement Program – Water, Wastewater and Electric

Water and wastewater services for THE AREA are located within the jurisdiction of the City of Seguin. Services may be requested in accordance with adopted City of Seguin ordinances and policies.

Electric service for THE AREA is provided by Guadalupe Valley Electric Cooperative (G.V.E.C.).

V. AMENDMENT: GOVERNING LAW

This Agreement may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in methods or means of implementing any part of the service programs nor changes in the responsibilities of the various Departments of the City shall constitute amendments to this Agreement, and the City reserves the right to make such changes. This Agreement is subject to and shall be interpreted in accordance with the Constitution of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

VI. FORCE MAJEURE

The municipality does not violate this service Agreement if the construction process is interrupted for any reason by circumstances beyond the direct control of the municipality. In case of an emergency, such as a flood or other "Force Majeure" as that term is defined herein, in which the City is forced to temporarily divert its personnel and resources away from this area for humanitarian purposes or for the safety of the general public, the City hereby obligates itself to take all reasonable measures to restore services to the level described in this Agreement as soon as possible. "Force Majeure", for the purposes of this Agreement, shall include, but not be limited to, acts of God, acts of a public enemy, war, blockades,

insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraint of government, explosions, collisions, and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute "Force Majeure" for the purposes of this Agreement.

VII. ENTIRE AGREEMENT

This document contains the entire and integrated Service Agreement relating to annexation and supersedes all other negotiations, representations, Agreements, and agreements whether written or oral.



Shelly Jackson, Assistant Director of Planning & Codes
City of Seguin, Texas

ACKNOWLEDGEMENT OF SERVICE AGREEMENT:

I, Josh Schneuker, owner of the land described within this document acknowledges the receipt and acceptance of this service agreement.

Josh Schneuker
Owner Signature (Seguin Economic Development Corporation)

November 18, 2025
Date

Please sign and return:
City of Seguin Planning & Codes Department
Attn: Shelly Jackson
108 E Mountain St
Seguin, TX 78155

MEMORANDUM

To: City of Seguin Mayor and Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Request for Annexation by 1680 Martindale LLC near the 1500 Blk of E Martindale Rd; Approximately 50.650 acres (Prop ID: 52678)**
Date: November 18, 2025

Historical Background

The City of Seguin has received a voluntary annexation petition from 1680 Martindale LLC for approximately 50.650 acres located on the east side of East Martindale Road, adjacent to the Navarro Oaks Subdivision. The property is proposed for development as part of a residential subdivision and will be served by City utilities.

Action Requested

Staff is requesting action on the adoption of the ordinance to annex the property into the city limits for future development of a single-family residential subdivision.

Recommendation

Staff recommends approval of the request for annexation into the city limits of Seguin.

Attachments

- Draft Ordinance with exhibits identifying the area to be annexed
- Service Agreement

CITY OF SEGUIN **ORDINANCE NO. _____**
COUNTY OF GUADALUPE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, ANNEXING INTO THE CITY OF SEGUIN 50.650 ACRES OF LAND, LOCATED NEAR THE 1500 BLOCK OF E MARTINDALE RD; MORE FULLY DESCRIBED AS PROPERTY ID 52678, LOCATED IN ABSTRACT 10, M CHERINO SURVEY, AS SHOWN IN THE ATTACHED EXHIBITS, GUADALUPE COUNTY, TEXAS (VAN09162025)

WHEREAS, the land described as approximately 50.650 acres located in Abstract 10, M Cherino Survey, identified as Property ID 52678 and more fully described in the attached Exhibits A & B, lies entirely within the extraterritorial jurisdiction of the City of Seguin, Texas and is contiguous to the existing city limits; and

WHEREAS, the owner of the property has filed a petition with the City of Seguin requesting annexation into the Seguin City Limits as allowed in accordance with Section 43.0671 of the Local Government Code; and

WHEREAS, in accordance with Section 43.0672 of the Local Government Code, a written agreement for the provision of services has been prepared and agreed upon by the City of Seguin and the owner of the property proposed for annexation (Exhibit C) and is effective with the adoption of this ordinance; and

WHEREAS, the City Council of the City of Seguin, Texas finds it in the best interests of future development for this area, at the request of the property owner, that the area be annexed into the City Limits of the City of Seguin, Texas.

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas:

SECTION ONE: The City Council hereby finds that factual statements in the above recitals are true and hereby adopts said recitals as part of this Ordinance.

SECTION TWO. The land described as approximately 50.650 acres located in Abstract 10, M Cherino Survey, identified as Property ID 52678 and more fully described in the attached exhibits, is hereby annexed into the City of Seguin, Texas, and from passage of this ordinance shall be said part of the City of Seguin, Texas.

SECTION THREE. This ordinance will be effective on **January 30, 2026**

PASSED AND APPROVED on the first reading on **December 2, 2025.**

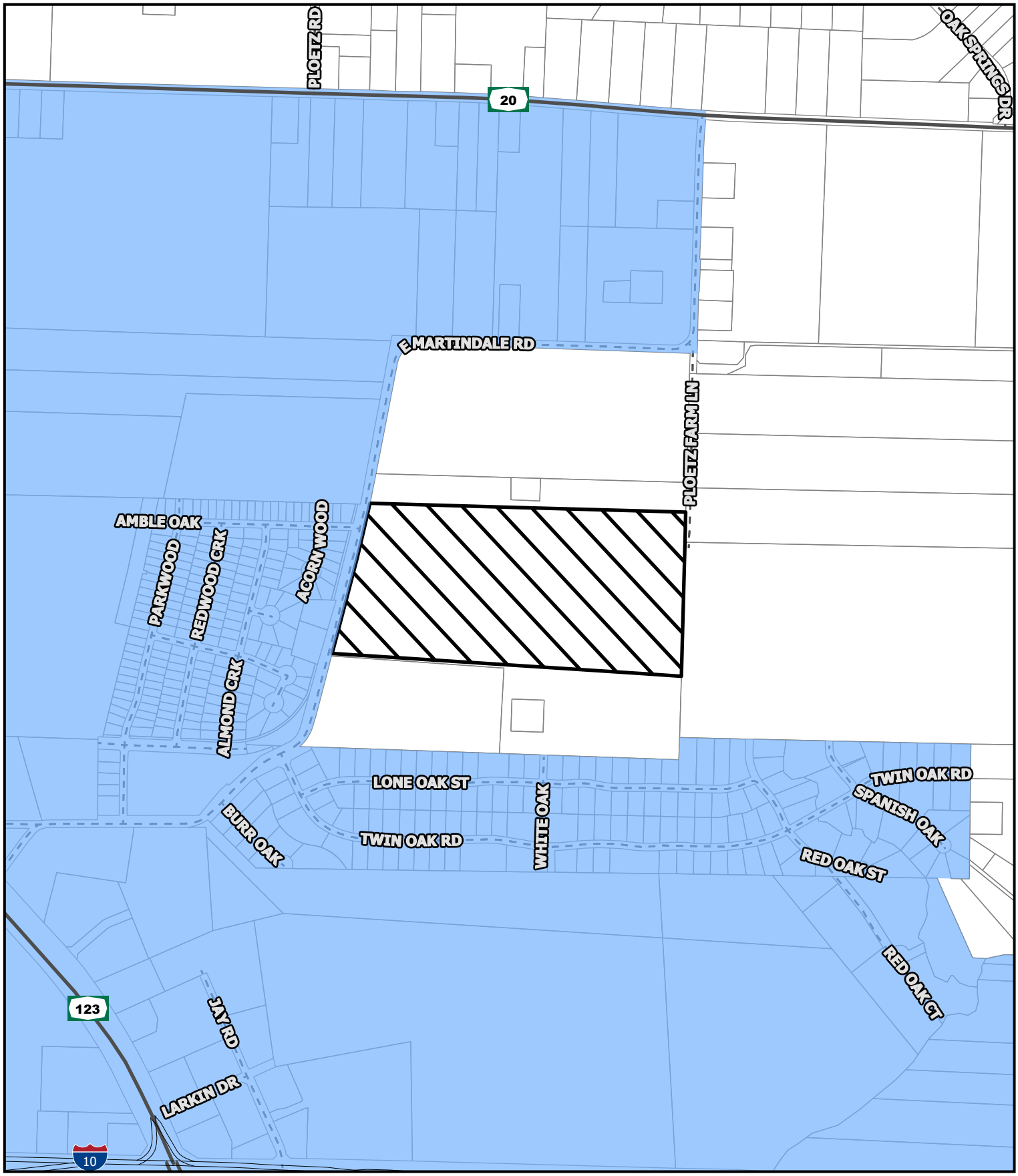
PASSED AND APPROVED AND ADOPTED on the second reading on **January 20, 2026.**

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

EXHIBIT A



1500 Blk of Martindale Rd.

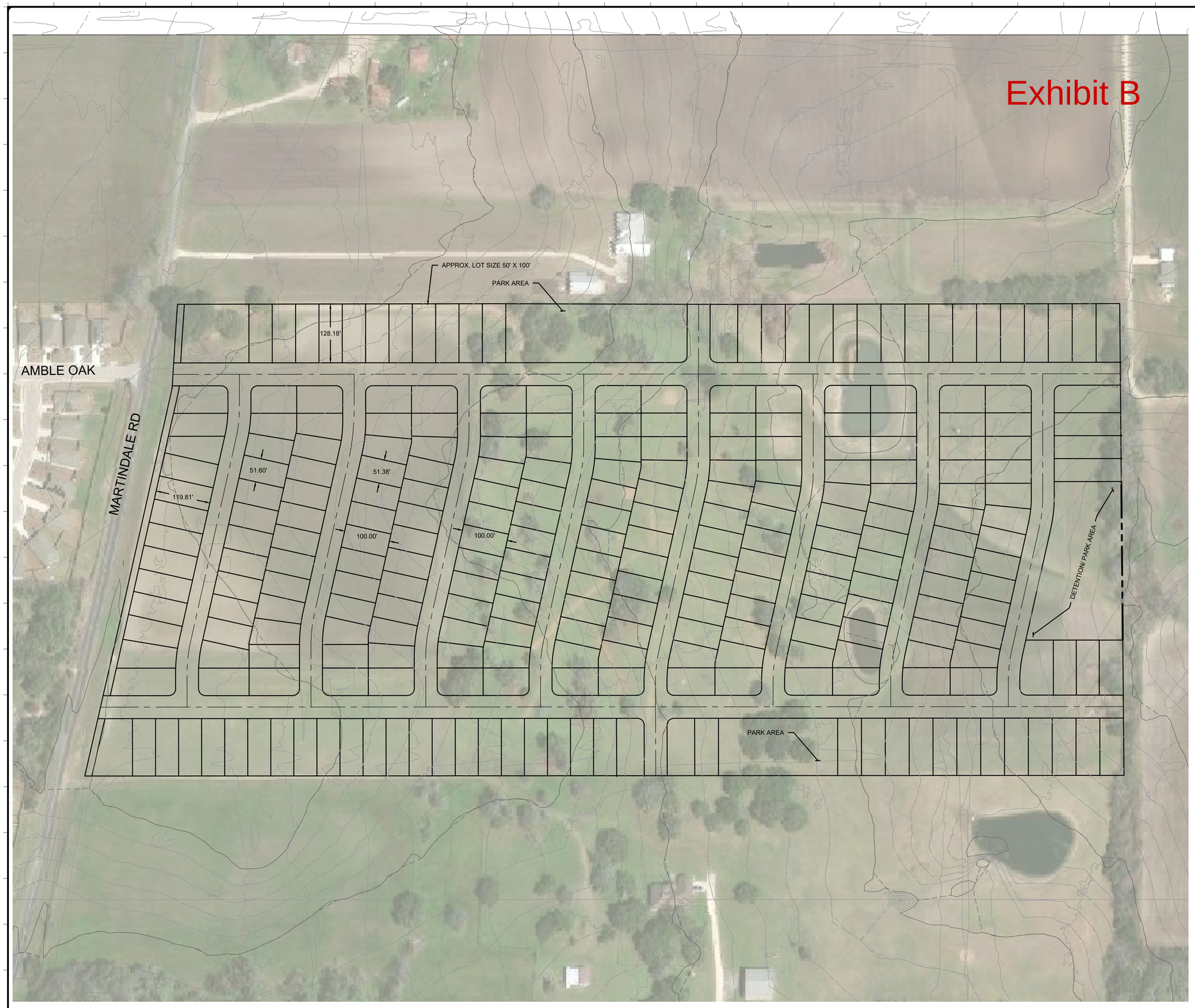
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Site

Seguin City Limits

0 425 850 1,700 Feet

Printed : 11/18/2



N

0' 50' 100' 200'

SCALE IN FEET

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- P—OH — EXISTING OVERHEAD POWER
- UGE — EXISTING UNDERGROUND POWER
- W — W — EXISTING WATER UTILITY
- SS — EXISTING SANITARY SEWER UTILITY
- PROPOSED LOT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

1. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. PROPERTY INFORMATION:
   - 2.1. LOCATED IN CITY ETJ
   - 2.2. NOT ZONED
   - 2.3. LIKELY R1 IF INCORPORATED INTO CITY
     - 2.3.1. FRONTAGE 50'-60' MINIMUM
   - 2.4. MARTINDALE EXPANSION (LIKELY 15' ROW DEDICATION ALONG FRONTAGE)

KEYNOTES (XX)

01 XXXXX
02 XXXXX
03 XXXXX
04 XXXXX

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.

KNOW WHAT'S BELOW.
811 BEFORE YOU DIG.

TX2 ENGINEERING
FIRM #: 20787

CONTACT:

645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130

TEL: (830) 327-1235

THIS DOCUMENT ISSUED ON
04 September 2025

UNDER THE AUTHORITY OF
TREVOR TAST, P.E.
(LICENSE NO. 124101)
IS RELEASED FOR THE PURPOSE OF REVIEW ONLY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

EXISTING SITE PLAN

<PROJECT NAME>
<ADDRESS>
<CITY>, TX, <ZIP>

YR: 2025

REVISIONS

REV.	DATE	DESCRIPTION	BY

DRAWN BY:	TNT
QA/QC BY:	TNT
PROJECT NO.:	###-####
PERMIT #:	

C3.0

SHEET

DWG: Z:\025-0030 Seguin Single Family Development\40-Design\AutoCAD\Final Plans\Xref\025-0030 PBASE 3.dwg USER: TrevorTast
DATE: Sep 04, 2025 1:23pm XREFS: MartindaleRd-Bndy1(S) 025-0030 ELIDAR - GROUND

SERVICE AGREEMENT **AREA 1** (50.620 acres +/-) September 2025
2025 Requested Annexation by Owners
City of Seguin

I. INTRODUCTION

This Service Agreement ("Agreement") is prepared by the City of Seguin, Texas ("City") pursuant to Chapter 43 of the Texas Local Government Code. This Agreement relates to the requested annexation of one property identified as Property ID 52678, consisting of 50.620 (+/-) acres (hereafter referred to as THE AREA), located in the extra-territorial jurisdiction of the City of Seguin, Guadalupe County, Texas.

II. EFFECTIVE TERM

This Agreement shall be in effect for the period required by state law, commencing on the effective date of the requested annexation of THE AREA, unless otherwise stated in this Agreement. Renewal of the Agreement shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Agreement and specifically renews this Agreement for a stated period of time and in accordance with all applicable State statutes.

III. INTENT

It is the intent of the City of Seguin that services under this Agreement shall equal the number of services and the level of services in existence in THE AREA prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in THE AREA. However, it is not the intent of this Agreement to require that a uniform level of services be provided to all areas of the City, including THE AREA, where differing characteristics of topography, land utilization and population density constitute a sufficient basis for providing differing service levels.

The City reserves the right to amend this statutorily created contract if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws making this service Agreement unworkable or obsolete or unlawful.

IV. SERVICE PROGRAMS

A. <u>In General</u>

1. This Agreement includes the following programs: services immediately provided upon effective date of annexation, the 60-day program to provide services and the Capital Improvement Program.

2. As used in this Agreement, providing services includes having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area or cause the area to be provided with services in accordance with the service Agreement. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to

provide such services, in whole or in part. The acquisition or construction of the facilities shall be accomplished by purchase, lease, or other contract or by the municipality succeeding to the powers, duties, assets, and obligations of a conservation and reclamation district as authorized or required by law.

As used in this Agreement, the phrase "standard policies and procedures" means those policies and procedures of the City applicable to a particular service which are in effect either at the time that the service is requested or at a time that the service is made available or provided. The policies and procedures may require that a specific type of request be made, such as an application or a petition. They may require that fees or charges be paid, and they may include eligibility requirements and similar provisions.

B. Services Immediately Provided Upon Effective Date of Annexation

1. The Fire Department of the City of Seguin presently provides fire protection to THE AREA.

2. Emergency Medical Service – EMS is currently provided by the City of Seguin for THE AREA. EMS will remain at the current level of service.

3. Library – Library services are currently provided for THE AREA at the Seguin Public Library.

4. Parks –Access to all park facilities is currently being provided for THE AREA.

5. Police Protection – The Police Department of the City will provide protection and law enforcement services in THE AREA. These activities will include normal patrols and police responses, the handling of complaints and incident reports, and as appropriate, support by special units.

6. Solid Waste Collection – All eligible residences in THE AREA will be provided solid waste collection service by contract with the City's solid waste collection provider. Such service will consist of one weekly curbside pickup of refuse and may be amended through the City's contract with the solid waste collection provider.

7. Building Inspection – Building inspection services including but not limited to structural, plumbing and electrical inspections and permitting will be provided for all construction activities that occur immediately upon effective date of annexation.

8. Floodplain Management – Floodplain management in accordance with FEMA and the City of Seguin floodplain management ordinances shall occur immediately upon the effective date of annexation. These ordinances are designed to minimize the risk of damage and loss of life due to flooding.

9. Code Enforcement – Code enforcement including high weeds, junk vehicle removal and nuisance violations will be provided immediately upon the effective date of annexation.

10. Animal Control – Animal control services will be provided by the City of Seguin upon annexation.

C. 60-Day Program to Provide Services

The City will provide the following services in THE AREA within 60 days after the effective date of the annexation.

1. Brush – The City will provide for the collection of brush within 60 days of the effective date of annexation in the established brush schedule for the City. Under certain conditions, agricultural operations may apply for a burn permit through the Seguin Fire Marshal in accordance with state and local policies.

2. Zoning Administration – The City will begin providing zoning administration for THE AREA within 60 days of the effective date of annexation.

D. Capital Improvement Program – Water, Wastewater and Electric

All utility services for THE AREA, including water, wastewater, and electric, are located within the jurisdiction of the City of Seguin. Services may be requested in accordance with adopted City of Seguin ordinances and policies.

V. AMENDMENT: GOVERNING LAW

This Agreement may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in methods or means of implementing any part of the service programs nor changes in the responsibilities of the various Departments of the City shall constitute amendments to this Agreement, and the City reserves the right to make such changes. This Agreement is subject to and shall be interpreted in accordance with the Constitution of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

VI. FORCE MAJEURE

The municipality does not violate this service Agreement if the construction process is interrupted for any reason by circumstances beyond the direct control of the municipality. In case of an emergency, such as a flood or other "Force Majeure" as that term is defined herein, in which the City is forced to temporarily divert its personnel and resources away from this area for humanitarian purposes or for the safety of the general public, the City hereby obligates itself to take all reasonable measures to restore services to the level described in this Agreement as soon as possible. "Force Majeure", for the purposes of this Agreement, shall include, but not be limited to, acts of God, acts of a public enemy, war, blockades, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrests and restraint of government, explosions,

collisions, and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute "Force Majeure" for the purposes of this Agreement.

VII. ENTIRE AGREEMENT

This document contains the entire and integrated Service Agreement relating to annexation and supersedes all other negotiations, representations, Agreements, and agreements whether written or oral.



Shelly Jackson, Assistant Director of Planning & Codes
City of Seguin, Texas

ACKNOWLEDGEMENT OF SERVICE AGREEMENT:

I, _____, owner of the land described within this document acknowledges the receipt and acceptance of this service agreement.

_____ _____

Owner Signature (Erik Saengerhausen) Date

Please sign and return:
City of Seguin Planning & Codes Department
Attn: Shelly Jackson
108 E Mountain St
Seguin, TX 78155

ACKNOWLEDGEMENT OF SERVICE AGREEMENT:

I, _____, owner of the land described within this document acknowledges the receipt and acceptance of this service agreement.

_____ _____

Owner Signature (Justin Schmidt) Date

Please sign and return:
City of Seguin Planning & Codes Department
Attn: Shelly Jackson
108 E Mountain St
Seguin, TX 78155

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 22-25 (1700-1900 Blk of Rudeloff Rd)**
Zoning Change from A-R to R-2
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in the 1700-1900 block of Rudeloff Rd (Prop ID 52806). The applicant is proposing to develop a residential subdivision on the 68.047-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- There are residential developments to the north and south of the tract. The light industrial area to the east was existing when the area was annexed.
- The western portion of the property is within a 100-year floodplain.
- The property fronts and takes access from Rudeloff Rd. The property is also located in an area designated for the alignment of Pecan Parkway per the Seguin Master Thoroughfare Plan. A future connection to the Hiddenbrooke Subdivision is also proposed per the Master Thoroughfare Plan.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Single-Family Residential (R-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 22-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED AGRICULTURAL RANCH (A-R) FOR PROPERTY LOCATED AT THE 1700-1900 BLOCK OF RUDELOFF ROAD, PROPERTY ID 52806 MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED,

(ZC 22-25)

WHEREAS, the property located at the 1700-1900 Block of Rudeloff Road., more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Agricultural Ranch (A-R) and

WHEREAS, the City of Seguin has determined that the designation of said property from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential 2 (R-2) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Agricultural Ranch (A-R) to Single Family Residential 2 (R-2) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN TEXAS

PLANNING & CODES

Planning and Zoning Commission Report

ZC 22-25

A request for Zoning Change 22-25 from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road, Property ID 52806 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

The property is a 68.047-acre lot bordered by single family residential, commercial, Light Industrial, Mobile Home Park, and Agricultural Ranch zoning types. The property is in the Suburban Residential category of the FLUP which supports Single-Family zoning. The property 1,600 feet of frontage on Rudeloff Road as access. The two safety or general welfare issues were identified were additional traffic generated in the area, and the fact that the western 1/3 of the property was in the 100-year floodplain.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well.

Mr. Warren then said two letters were received against the case. They highlighted concerns about more traffic, lack of water supply, and loss of farmland. He clarified that the city would service the area and would have to sign off on a utility service form for water service at time of platting.

The regular meeting recessed, and a public hearing was held. The applicant, John McKiset approached the commission and stated that the proposed development would be a similar subdivision to the surrounding areas. He stated water supply would be taken into consideration too.

Jake Sloan from the public spoke on the zone change and stated he was in favor of it, and that more homes was a good thing for Seguin.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 22-25), Commissioner Pete Silvius moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (AR) to Single Family Residential (R-2) to for the property located at the 1700-1900 block of Rudeloff Road. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED
9-0

Francis Serna,
Planning Assistant

ATTEST: Kyle Warren,
Planner

SEGUIN TEXAS

PLANNING & CODES

ZC 22-25 Staff Report
1700-1900 Blk Rudeloff Rd.
Zoning Change AR to R-2

Applicant:
M&A Development
901 Main St., Suite 4650
Dallas, TX 75202

Property Owner:
Estate of Ella Meier c/o
Sandra Gawlik
102565 N State Hwy 123
Falls City, TX 78113

Property Address/Location:
1700-1900 Blk Rudeloff Rd.

Legal Description:
ABS: 11 SUR: J D CLEMENTS
68.0470 AC.
Property ID: 52806

Lot Size/Project Area:
68.047 acres

Future Land Use Plan:
Suburban Residential

Notifications:
Mailed: November 25, 2025
Newspaper: November 23, 2025

Comments Received:
None at publication

Staff Review:
Kyle Warren
Planner

Attachments:
- Location Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:
The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	AR	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP/C	Manufacture Home Park/Vacant
E of Property	LI	Ag uses
W of Property	AR	Vacant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:
The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road.

A zoning change to Single-Family Residential (R-2) on this 68.047-acre tract would be compatible with the Future Land Use Plan (FLUP) of Suburban Residential, and some surrounding zoning types.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-2 zoning) are highly supported by the Suburban Residential FLUP. It states, "Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets."

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic on Rudeloff Road due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-2 zoned properties to the north of the location. It is also in the vicinity of Hidden Brooke, Mill Creek Crossing, and Meadows of Mill Creek, all single-family zoned developments.

Other factors that impact public health, safety or welfare – The western 1/3 of the property is within the 100-year flood plain, and homes constructed there would need to comply to building standards for such a floodplain.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 68.047-acre property has contained its original zoning of Agricultural-Ranch (AR) since time of annexation in 2006. It is vacant and contains no buildings or structures. The property is adjacent to a Light Industrial zoned lot to the east and a large Agricultural-Ranch lot to the west. To the north there are single family residential properties and a manufactured home park to the south.

CODE REQUIREMENTS:

The property is currently zoned Agriculture-Ranch and would only allow for limited residential development, with lots greater than 10 acres. To gain more density for single-family residential development, a request for Single-Family zoning would have to be approved. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Although the area does have commercial and Light-Industrial zoned properties adjacent to the property, there is also a large amount of single-family zoning across Rudeloff Road. Three subdivisions, Mill Creek Crossing, Villages of Mill Creek and Meadows of Mill Creek all account for this. The zone change request would put the property in the same use category as the aforementioned subdivisions.

COMPREHENSIVE PLAN:

New residential development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Housing within this designation can consist of a range of housing types and densities, including detached single-family homes and duplexes.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

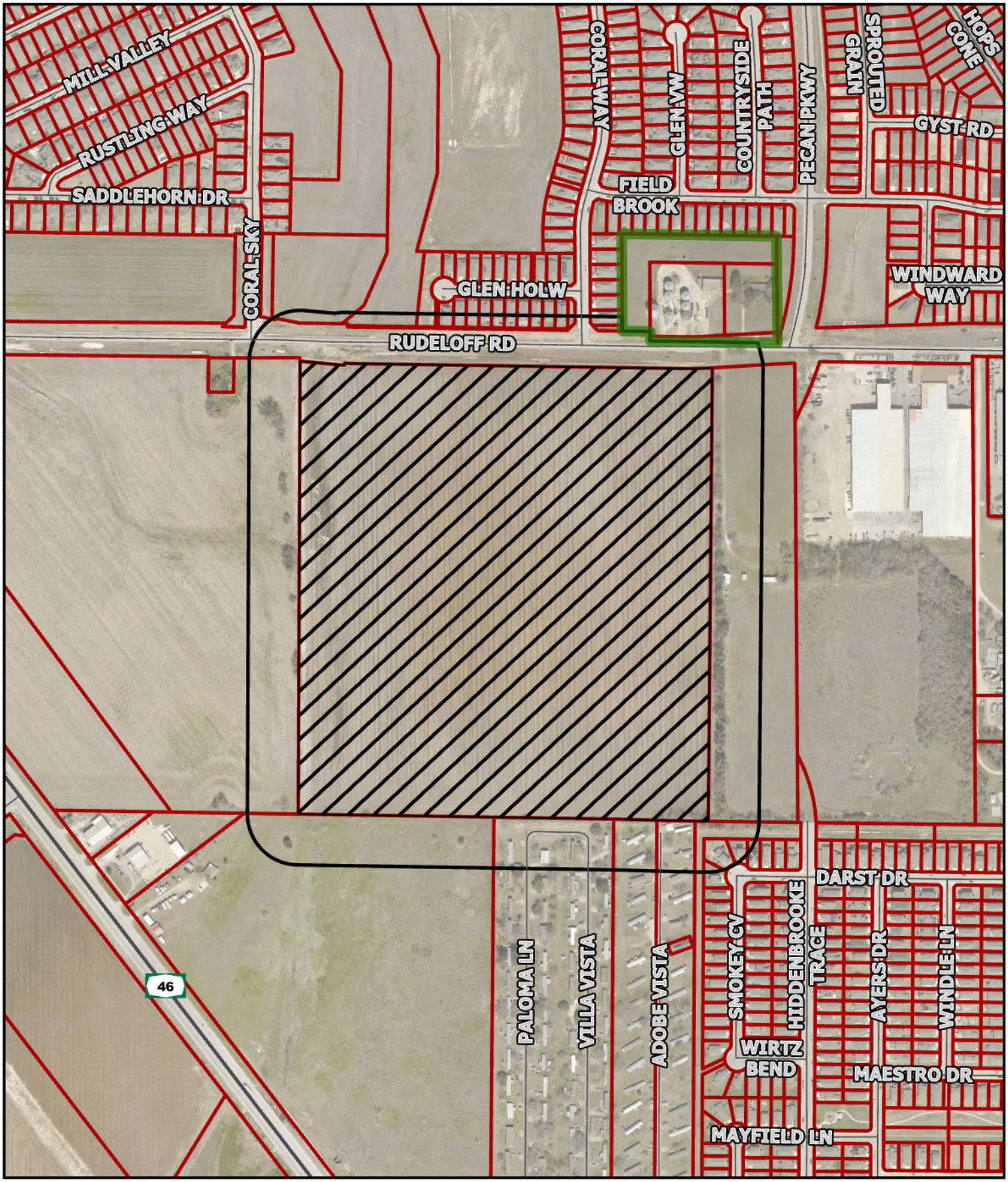
There is a likelihood of higher volumes of traffic on Rudeloff Rd. due to the increase in density of residential development. The floodplain on the property will have to be considered as well at time of building permitting for any new homes built there.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 1620-foot frontage along Rudeloff Rd.

LOCATION MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

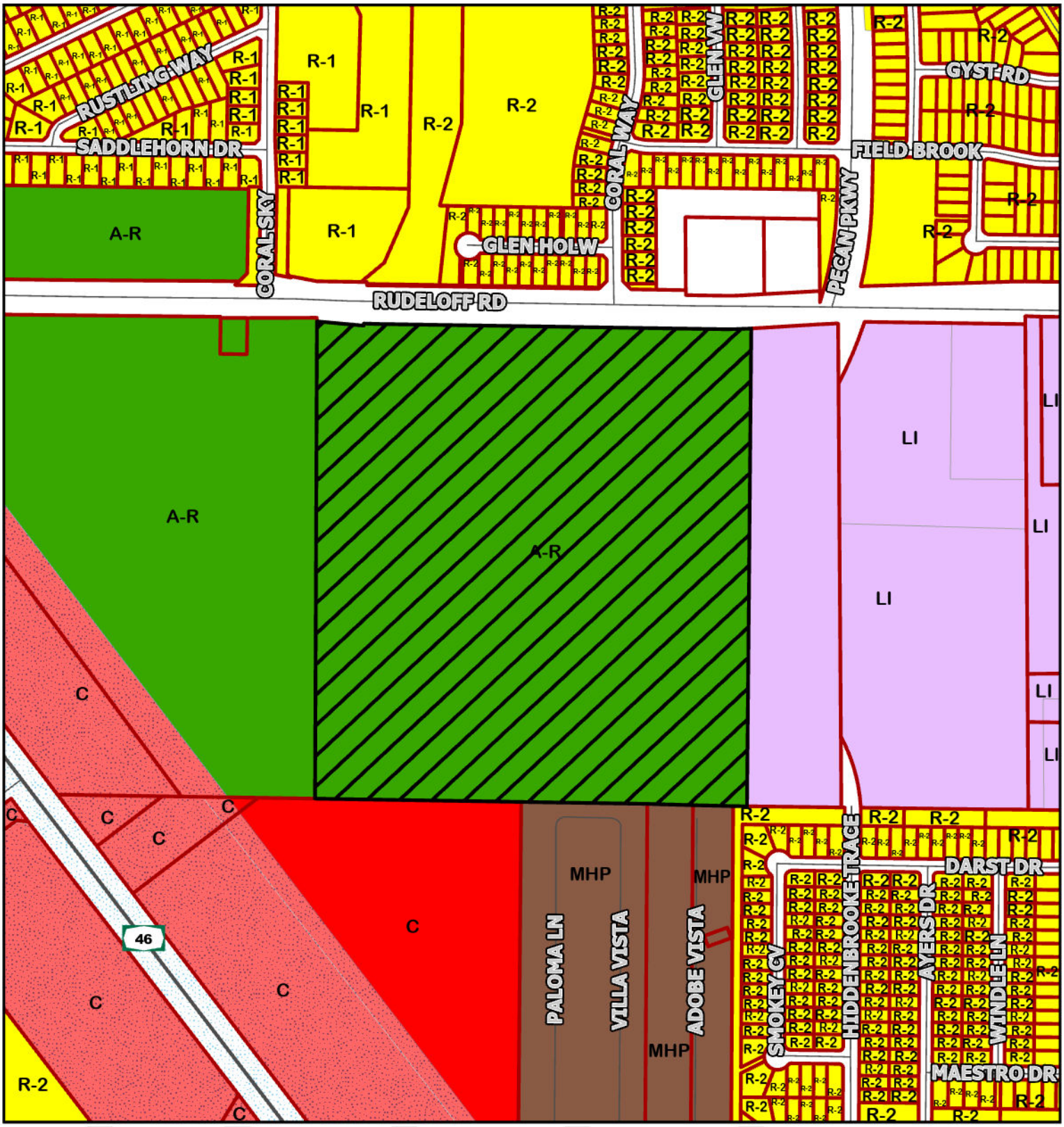
200' Buffer
Parcel
Site Location

1 inch = 500 feet

Printed: 11/26/2025

ZONING MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



Agricultural - Ranch
Commercial
Duplex 1
Duplex 2
Industrial
Light Industrial
Manufactured-Residential
MultiFamily 1
MultiFamily 2
MultiFamily 3
Manufactured Home Park
Neighborhood Commercial
None
Public
Planned Unit Development
Single Family Residential 1
Single Family Residential 2
Rural Residential
ROW
Suburban Residential
Zero Lot Lines
Corridor Overlay Districts

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

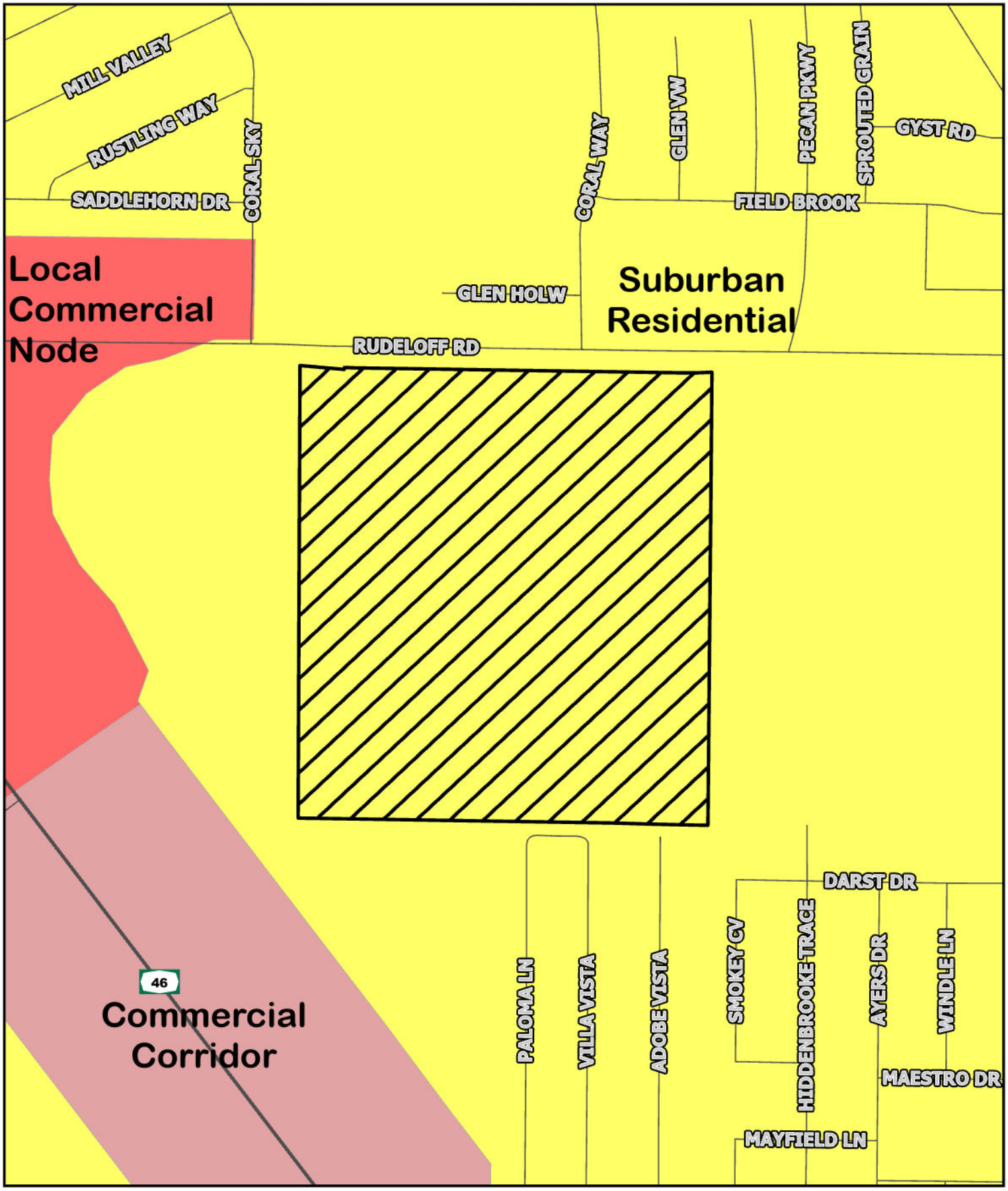
Site Location
Parcel

1 inch = 500 feet

Printed: 11/26/2025

FUTURE LAND USE MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site Location

Parcel

1 inch = 500 feet

Printed: 11/26/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

RECEIVED 12-11-25

Name: Claire Gregg

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ✓

Opposed ____

Reasons and/or comments Fully Supported

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

Name: Gardoni

Mailing Address: _____

Phone No.: _____

RECEIVED 12-5-25

Physical Address of property (if different from the mailing):
SAME

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ____

Opposed X

Reasons and/or comments we need farms not houses. There are extensive neighborhoods being built in the area already! We don't have the infastructure for more residential homes, our lakes are empty. We need water, etc. to supply these homes.

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

Name: Adam and Jennifer Slyter

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ____

Opposed X

RECEIVED 12.4.25

Reasons and/or comments We oppose the re-zoning as there aren't is not enough water and infrastructure planned over the next 5 years to make this make sense for current residents. Also also, the developers still need to sell the houses around our area and adding new home will just lower our value and sit unoccupied.

EXHIBIT A



ZC 22-25 1700-1900 Blk of Rudeloff Rd

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site

0 255 510 1,020 Feet

Printed : 11/26/2

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 24-25 (700 Blk, Jefferson Ave)**
Zoning Change from P to R-1
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in the 700 block of Jefferson Avenue (Prop ID 108755). The applicant is proposing to develop single-family residential lots on the 2.53-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- The vacant lot is within a residential neighborhood, with an elementary school directly adjacent to the lot to the west.
- The property fronts and takes access from Jefferson Avenue, a local collector street.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Single-Family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 24-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED PUBLIC (P) FOR PROPERTY LOCATED IN THE 700 BLOCK OF JEFFERSON AVENUE, PROPERTY ID 108755 MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED,

(ZC 24-25)

WHEREAS, the property located at the 700 Block of Jefferson Avenue, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Public (P) and

WHEREAS, the City of Seguin has determined that the designation of said property from Public (P) to Single Family Residential (R-1) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential (R-1) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Public (P) to Single Family Residential (R-1) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN
TEXAS

PLANNING & CODES

Planning and Zoning Commission Report

ZC 24-25

A request for Zoning Change 24-25 from a zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave., Property ID 108755 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that this was the 4th rezoning attempt for this property as the previous three were either denied or withdrawn. The owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

Mr. Warren stated the property is a 2.53-acre lot bordered by single family residential, Mobile Home Park, and Public zoning types. The property is in the Traditional Residential category of the FLUP which highly supports Single-Family zoning. The access to the property is its 340 feet frontage on Jefferson Avenue. Lastly, he mentioned that the maximum number of units per acre was 8 though a more realistic outcome after right-of-way dedication was 5 units.

The only safety or general welfare issues that were identified was additional traffic generated in the area.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well. The proposed use of single-family homes would also provide walkability to the nearby Jefferson elementary.

Mr. Warren then said three letters were received against the case and one in favor. They highlighted concerns about more traffic, potential for noise pollution, and a departure from the traditionally larger lots found in the areas. He also passed out all letters for and against to the commission for further review.

The regular meeting recessed, and a public hearing was held. The applicant, Preston James, approached the commission and stated that Mr. Warren had given a thorough presentation, and that the target number of units per acre was 5 to 6. Chair Felty thanked Mr. James for his patience with the process.

Susan Gerth from the public then approached the podium. She stated that she hopes the proposed development will be in similarity to the surrounding single-family homes.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 24-25), Commissioner Eddie Davaila moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

9-0

Francis Serna,
Planning Assistant

ATTEST: Kyle Warren,
Planner

SEGUIN TEXAS

PLANNING & CODES

ZC 24-25 Staff Report
700 Blk of Jefferson Ave.
Zoning Change P to R-1

Applicant:
Big Rock PM
503 N Austin St.
Seguin, TX 78155

Property Owner:
Flat Toob LLC
503 N Austin St.
Seguin, TX 78155

Property Address/Location:
700 Blk of Jefferson Ave.

Legal Description:
JEFFERSON AVENUE, LOT 1
2.530 AC.
Property ID: 108755

Lot Size/Project Area:
2.53 acres

Future Land Use Plan:
Traditional Residential

Notifications:
Mailed: November 25, 2025
Newspaper: November 23, 2025

Comments Received:
None at publication

Staff Review:
Kyle Warren
Planner

Attachments:
- Location Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:
The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP	Manufactured Home Park
E of Property	P	Single-Family Home
W of Property	P	Elementary School

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:
The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1) on 2.53-acres located in the 700 Blk of Jefferson Ave., for a proposed housing development.

A zoning change to Single-Family Residential (R-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP).

The FLUP states that new residential development within this area should be evaluated site by site to prevent incompatible scaling and density, and that different housing types encourage various ownership opportunities.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-1 zoning) are highly supported by Traditional Residential FLUP. It states Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, across Jefferson Ave. in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-1 zoned properties to the east and north of the location. The single-family use would also add potential for walkability to the adjacent elementary school and nearby Veterans park.

Other factors that impact public health, safety or welfare – No others specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 2.53-acre property has contained its original zoning of Public (P) since 1989. It is vacant and contains no buildings or structures. The property is adjacent to Public zoned lots to the east (single family home) and west (Jefferson Elementary School), as well as single family residential properties to the north. Across Jefferson Avenue to the south there is a manufactured home park.

CODE REQUIREMENTS:

The property is currently zoned Public and would not allow for any sort of residential development. To develop this property for single family residential use R-1 zoning is one of the zoning types that could be used to allow this. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This portion of Jefferson Avenue is primarily residential in nature with uses ranging from single-family housing, a manufactured home park, an elementary school, and park space (Veterans Park). Single family homes would be an appropriate fit in an already predominantly single family (R-1) zoned area.

COMPREHENSIVE PLAN:

New residential development within this FLUP district (Traditional Residential) should be evaluated site by site to prevent incompatible scaling and density. Development within Traditional Residential areas should consist of low- to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Different housing types may be integrated to encourage various ownership opportunities.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

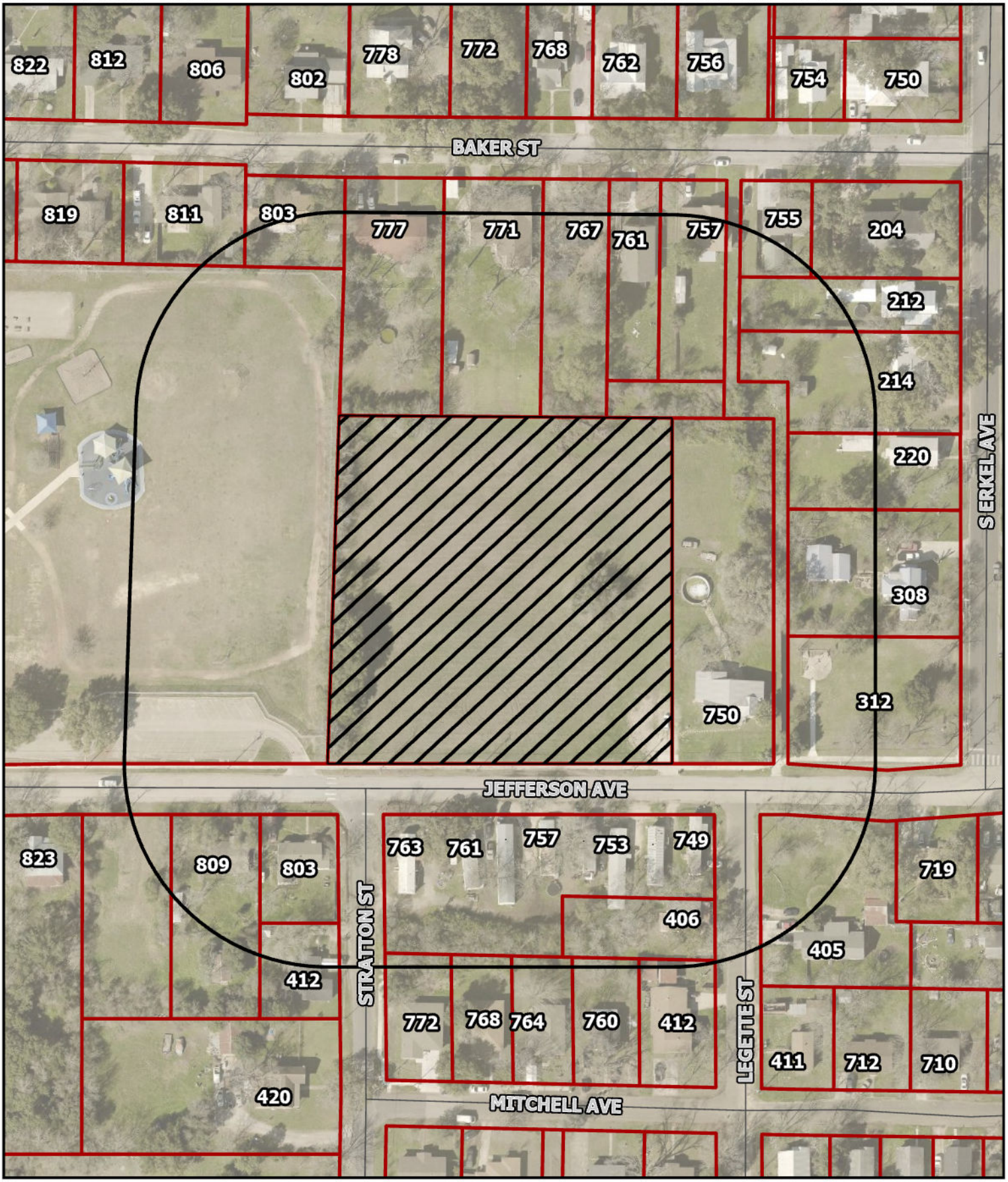
There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 340-foot frontage along Jefferson Ave.

LOCATION MAP

ZC 24-25 700 Blk of Jefferson Ave



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Parcel

Site Location

1 inch = 125 feet

Printed: 11/14/2025

ZONING MAP

ZC 24-25 700 Blk of Jefferson Ave



Agricultural - Ranch
Commercial
Duplex 1
Duplex 2
Industrial
Light Industrial
Manufactured-Residential
MultiFamily 1
MultiFamily 2
MultiFamily 3
Manufactured Home Park
Neighborhood Commercial
None
Public
Planned Unit Development
Single Family Residential 1
Single Family Residential 2
Rural Residential
ROW
Suburban Residential
Zero Lot Lines
Corridor Overlay Districts

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site Location

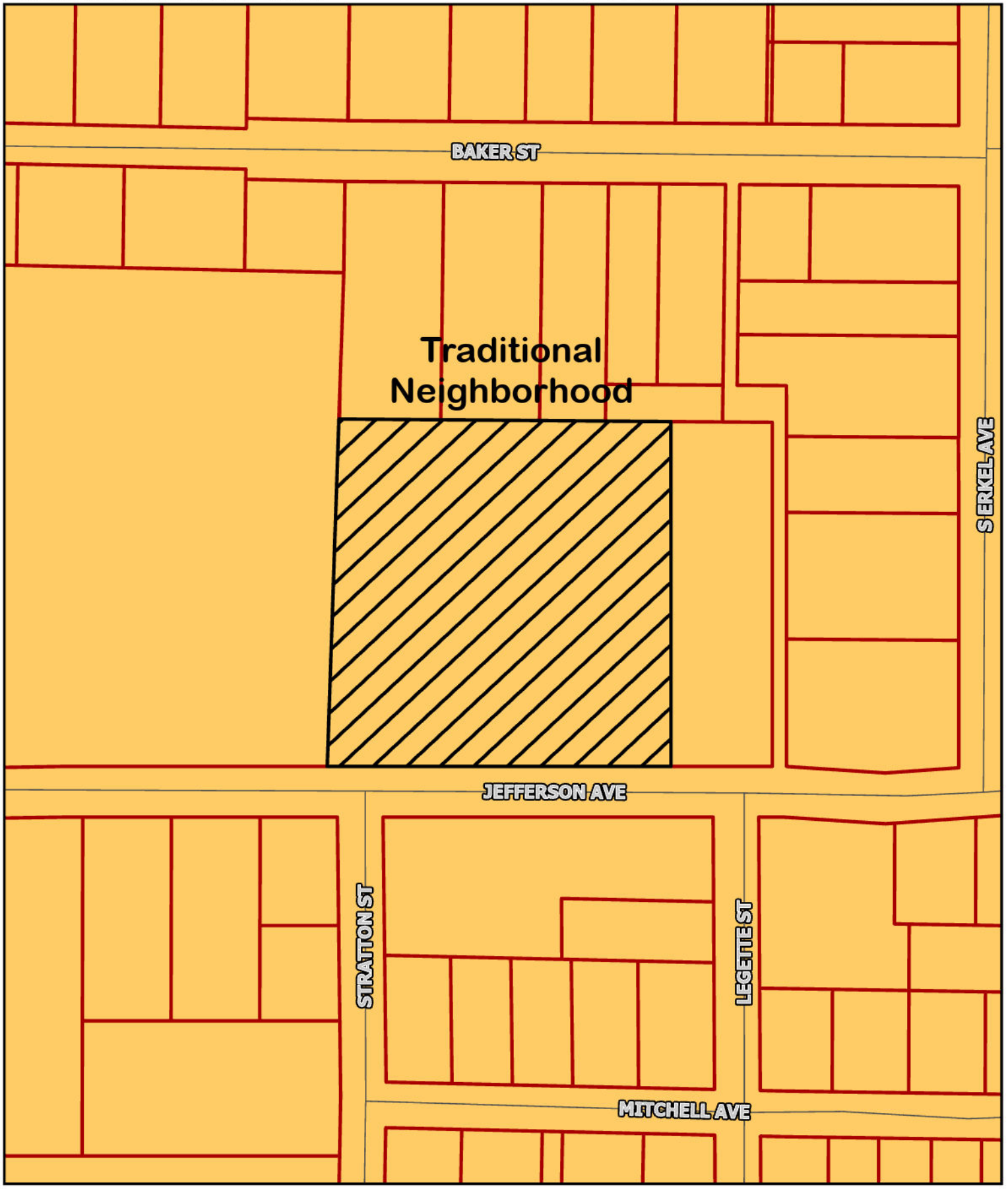
Parcel

1 inch = 125 feet

Printed: 11/14/2025

FUTURE LAND USE MAP

ZC 24-25 700 Blk of Jefferson Ave



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site Location

Parcel

1 inch = 125 feet

Printed: 11/14/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

Name: FRANKLin HAYES

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):
308 South ERKeL AVe, SEGUIN, TX 78156

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ✓

Opposed ____

Reasons and/or comments_____

_____

_____

_____

_____

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED 12-9-25

Name: Goldie McKinney

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):
771 Baker

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

Opposed X

Reasons and/or comments 1) Over crowding 2) Not Building appropriate structures that support this historic neighborhood 3) Traffic on Jefferson Street which is a through street to 46. 4) Not supporting the people who live here as this developer lives in San Marcos ~~SBH~~

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED 12.8.25

Name: Mr & Mrs Abelardo Salazar

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ____

Opposed ✓

Reasons and/or comments ——— Property tax increase may be imposed

_____

_____

_____

KW

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED 12-8-25

Name: Susan Gerth

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

_____

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

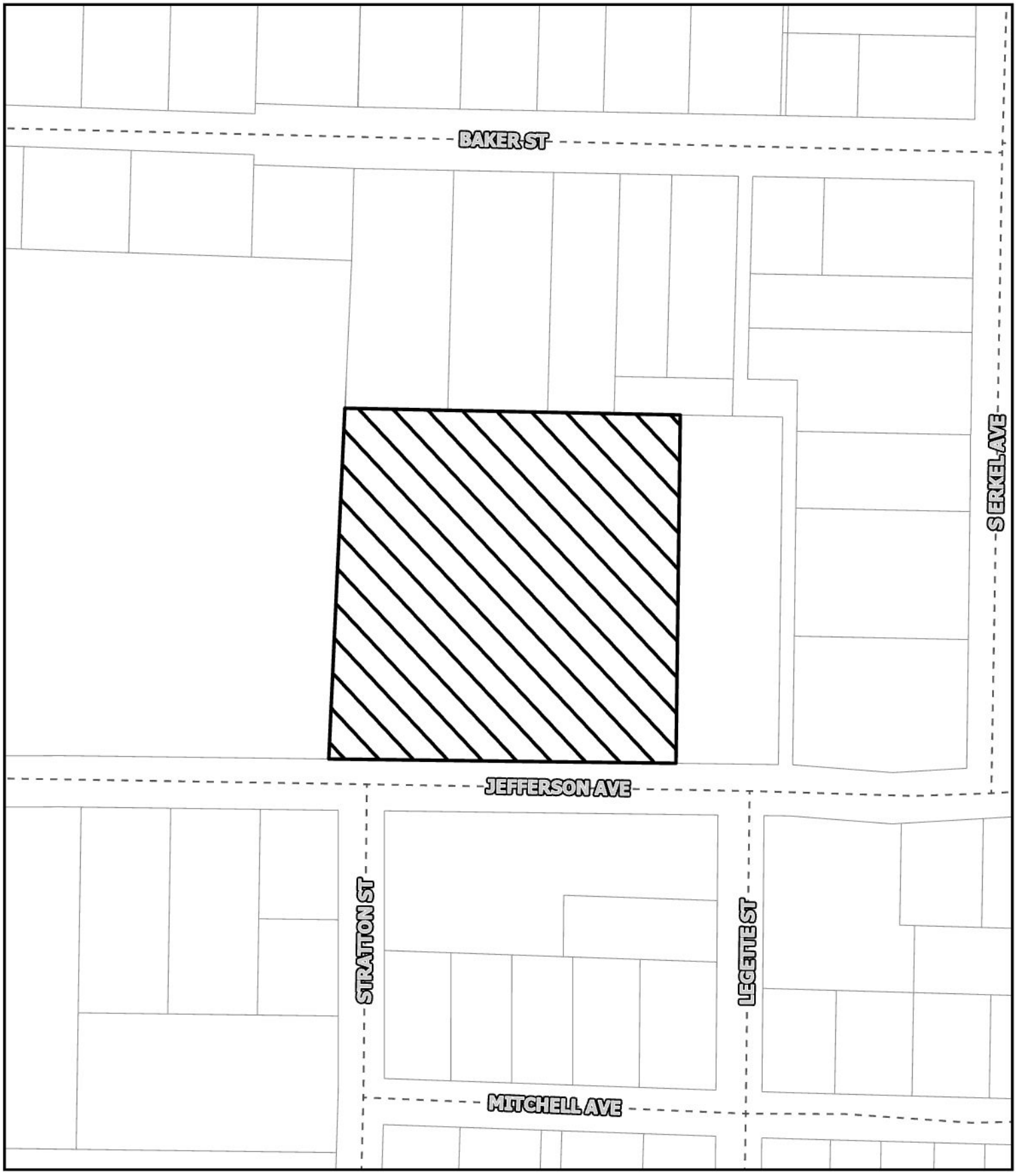
Opposed X

Reasons and/or comments This developer has not shown good faith to the historic neighborhood as to what he ~~has~~ wants to do with the property. Never has he talked to the neighborhood. He lives in San Marcos and doesn't care. Building on this property will produce noise and lighting which will change the aesthetic and overall feel of this quiet historic neighborhood. The west side is not prepared with infastructure for more development. No grocery store, No Wal-Mart. The only entrance is along Jefferson Street. A busy, school line road that goes through to [illegible].

It will have a negative affect on my property value and will infringe on the privacy of the adjoining properties with noise and lighting. I've lived here 48 years. The developer is from San Marcos and has not had any desire to speak to us about what he wants to do.

There is a clump of trees that has wild life in it. It would be nice if that was protected from the developer just tearing it all down.

EXHIBIT A



ZC 24-25 700 Blk of Jefferson Ave

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site

0 65 130 260 Feet

Printed : 11/14/2

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 26-25 (919 N. Guadalupe)**
Zoning Change from P to NC
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a developed lot located at 919 N. Guadalupe Street. The property has been zoned Public since 2002 and has been the site of Seguin Youth Services, a nonprofit organization. The applicant has requested a zoning change to Neighborhood Commercial for use of the existing building as a dance studio. Neighborhood commercial uses include small scaled, limited impact commercial, retail, and personal services uses and are often located near residential areas. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which supports neighborhood-scaled services that are located along major thoroughfares and support a walkable, mixed-use environment.
- The property is located within an area that is primarily residential, with some existing public and commercial uses along the frontage of Guadalupe Street. All of the properties directly adjacent to this lot are zoned R-1 (single-family residential). The proposed use is similar to the existing use, which has been in operation for over 20 years. There are other properties zoned neighborhood commercial that front Guadalupe Street approximately 200' to the north and 600' to the south of this location.
- The property fronts and takes access from Guadalupe Street, a local collector.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Neighborhood Commercial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 8-0-1 to recommend approval of the zoning change request to Neighborhood Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 26-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED PUBLIC (P) FOR PROPERTY LOCATED AT 919 N. GUADALUPE STREET, PROPERTY ID 22893 MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED,

(ZC 26-25)

WHEREAS, the property located at 919 N. Guadalupe Street, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Public (P) and

WHEREAS, the City of Seguin has determined that the designation of said property from Public (P) to Neighborhood Commercial (NC) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Neighborhood Commercial (NC) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Public (P) to Neighborhood Commercial (NC) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

Planning and Zoning Commission Report
ZC 26-25

A request for a Zoning Change ZC 26-25 from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Property ID: 22893 was considered during the Planning & Zoning Commission meeting on December 9, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He noted the zoning change request is to allow for the establishment of a dance studio at this location and briefly touched on the history of the 0.92 acre site and noted the existing structure, parking, and fencing at the location.

Mr. Guerrero, when on to explain the retail/service use being proposed at the location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). Mr. Guerrero went on to explain that the requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers.

Mr. Guerrero noted that the site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction and pointed out the property's location within the city's Future Land Use Plan and explained that neighborhood commercial use is encouraged within the Traditional Residential district.

Mr. Guerrero concluded by noting that access to the site will be done from the existing driveway.

Commissioner Wayne Windle informed the Commission he represents the buyer and seller and will recuse himself from voting.

The regular meeting recessed, and a public hearing was held. Wayne Windle 226 Elm St., representative of the buyer and seller of the property, explained the proposed use would be similar what has been done at the location, with the exception of being a for profit use. Mr. Windle stated he is in favor of the zoning change request. There being no other responses from the public the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 26-25), Commissioner Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Vice-Chair Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED
8-0-1

Francis Serna, Planning Assistant

ATTEST: Armando Guerrero, Planning Manager

SEGUIN TEXAS

PLANNING & CODES

Applicant:
Double J Property Ventures LLC
785 Gin Spur Rd.
Seguin, TX 78155

Property Owner:
Seguin Youth Services
919 N. Guadalupe St.
Seguin, TX 78155

Property Address/Location:
919 N. Guadalupe St.
Seguin, TX 78155

Legal Description:
LOT: 3 & 4 BLK: 269 ADDN: FARM
Property ID: 22893

Lot Size/Project Area:
0.92 Ac

Future Land Use Plan:
Traditional Residential

Notifications:
Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:
None at time of publication

Staff Review:
Armando Guerrero
Planning Manager

Attachments:
- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:
A zoning change request from Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Youth Center
N of Property	R-1	Single family residential
S of Property	R-1	Single family residential
E of Property	R-1	Single family residential
W of Property	R-1	Single family residential

SUMMARY OF STAFF ANALYSIS:
The applicant is requesting a zoning change from Public (P) to Neighborhood Commercial (NC) to allow for the establishment of a dance studio at 919 N. Guadalupe St. The site is currently utilized by the Seguin Youth Services nonprofit organization; the proposed dance studio will operate within the existing building and utilize the existing parking at this location. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Traditional Residential district if it promotes walkability within the district.

Compatible with existing and permitted uses of surrounding property – Yes, this site's past use is similar in nature to what is being proposed.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.92 acre site was acquired by the Seguin Youth Services nonprofit organization in April of 2002 and zoned Public June 2002. Since then, the organization has been operating at this location. The site contains a 12,000 square foot parking area, a main building totaling 6000 square feet, and fencing to the north, east, and south of the property, effectively screening the parking area and building from the surrounding residential homes.

CODE REQUIREMENTS:

The proposed Retail/Service use at this location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). The requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers. The proposed dance studio would be classified as a Retail/Service use, which would be allowed within Neighborhood Commercial (NC) zoning. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use. These requirements include but are not limited to, landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed Neighborhood Commercial (NC) zoning allows a low-impact commercial use that is intended to serve the neighboring residence. The site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction. The sites past use operated with little to no disruption to the surrounding neighborhood throughout the years.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety or environmental issues have been identified for these properties.

COMPREHENSIVE PLAN (The Future Land Use Plan):

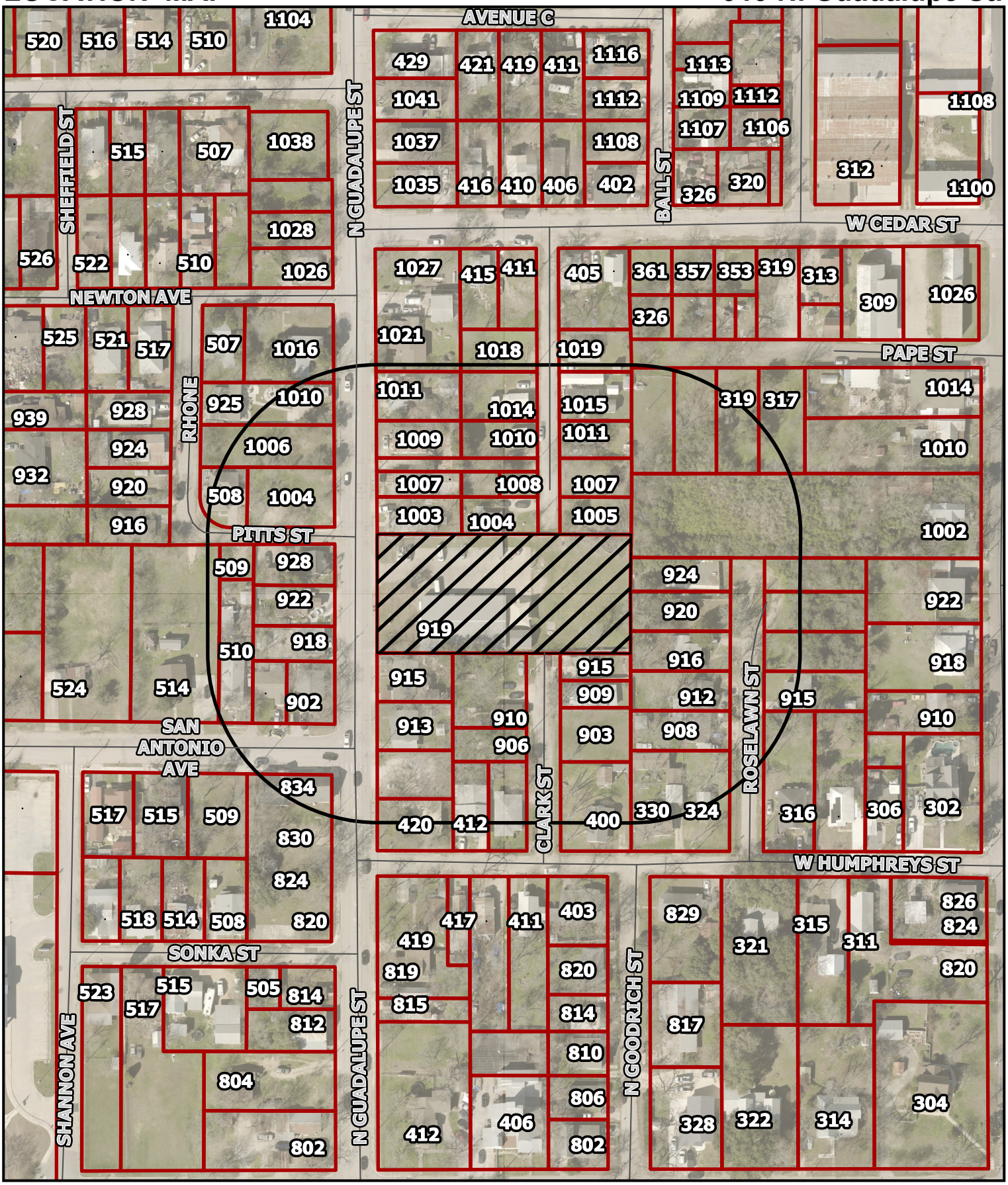
This property is located within the Traditional Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if contributing to district walkability and vehicle circulation.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed from the existing driveway off Guadalupe St.

LOCATION MAP

919 N. Guadalupe St.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

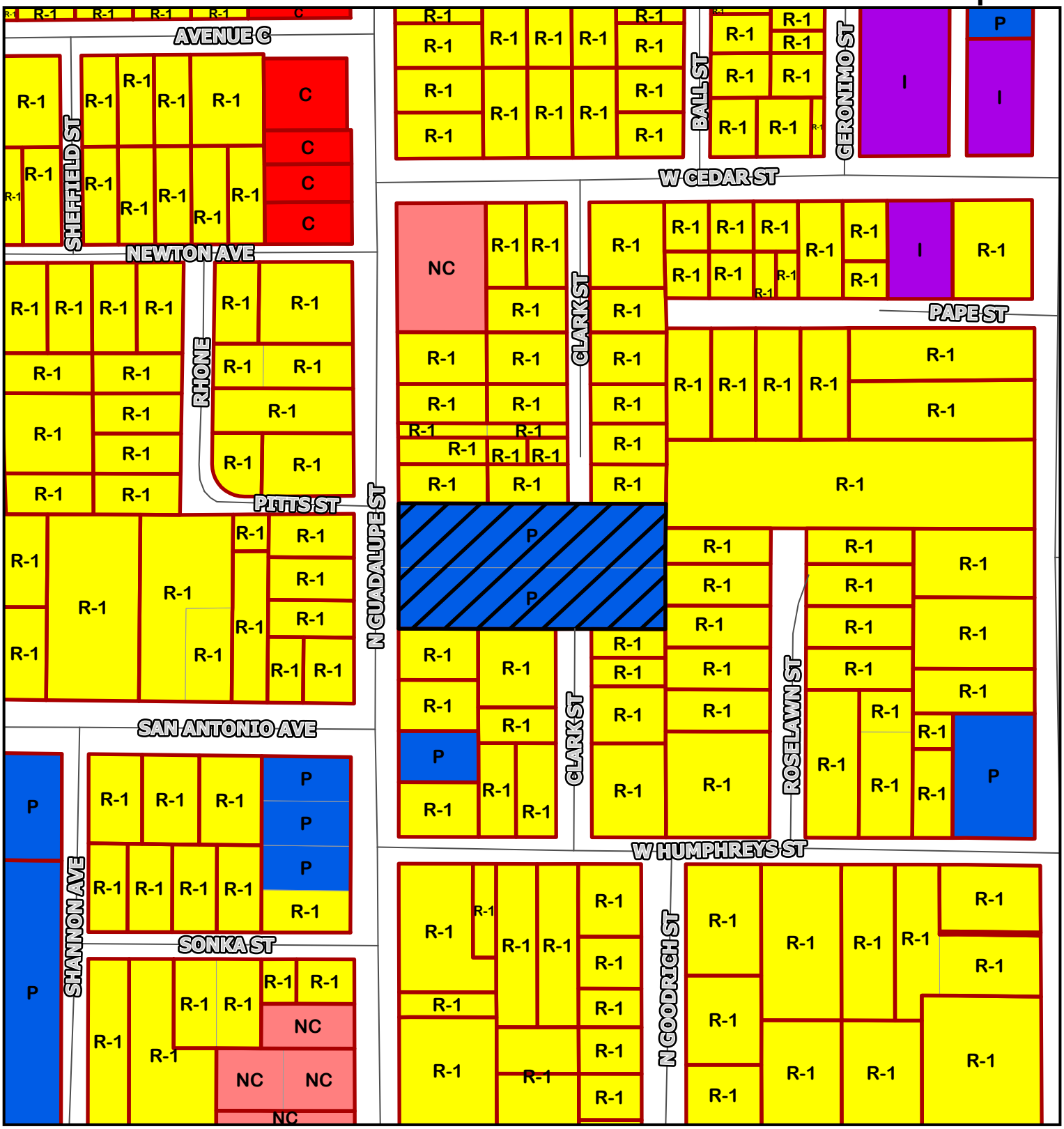
200' Buffer
Parcel
Site Location

1 inch = 150 feet

Printed: 11/17/2025

ZONING MAP

919 N. Guadalupe St.



- Agricultural - Ranch
- Commercial
- Duplex 1
- Duplex 2
- Industrial
- Light Industrial
- Manufactured-Residential
- MultiFamily 1
- MultiFamily 2
- MultiFamily 3
- Manufactured Home Park
- Neighborhood Commercial
- None
- Public
- Planned Unit Development
- Single Family Residential 1
- Single Family Residential 2
- Rural Residential
- ROW
- Suburban Residential
- Zero Lot Lines
- Corridor Overlay Districts

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Site Location

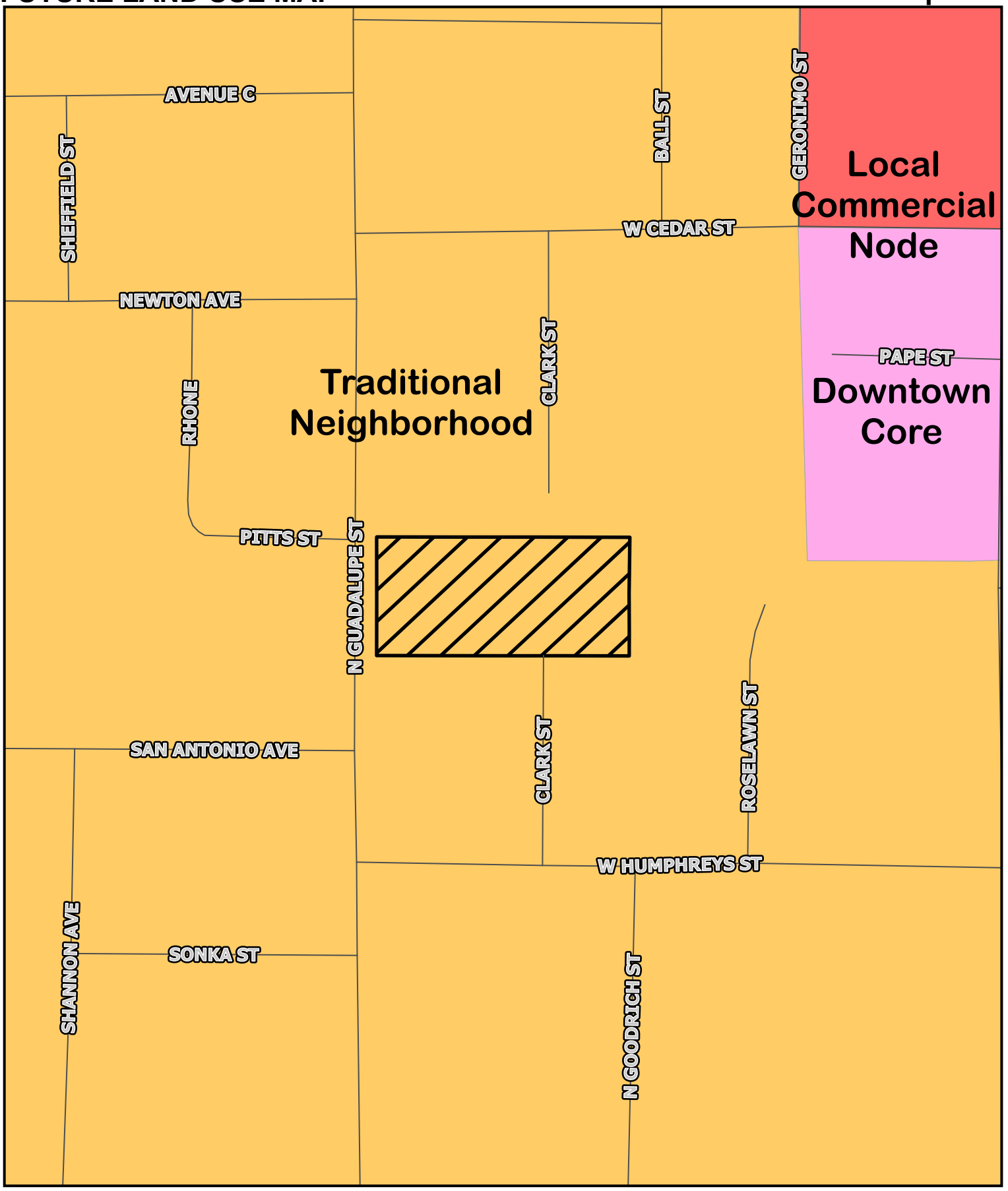
Parcel

1 inch = 150 feet

Printed: 11/17/2025

FUTURE LAND USE MAP

919 N. Guadalupe St.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

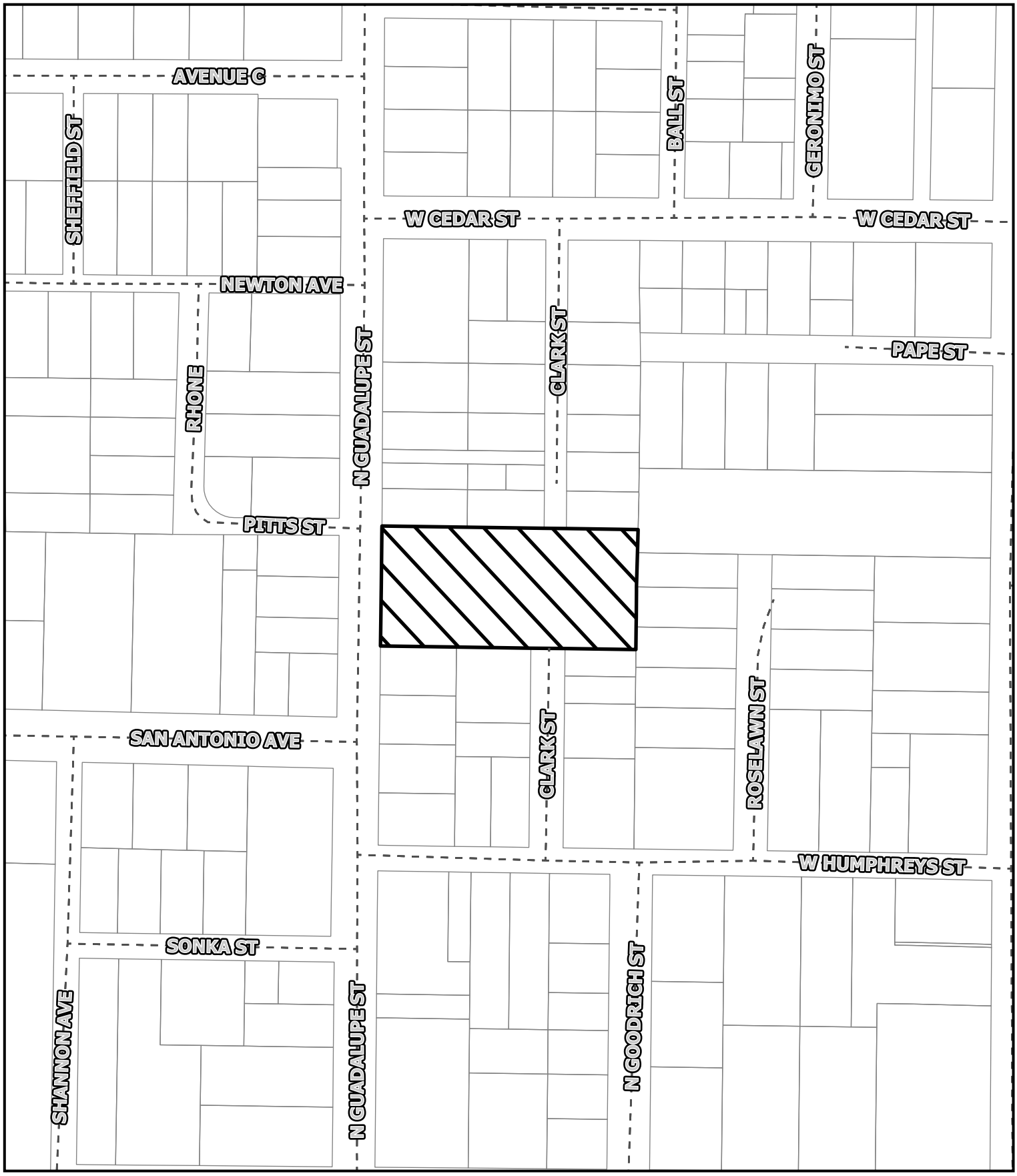
Site Location

Parcel

1 inch = 150 feet

Printed: 11/17/2025

EXHIBIT A



919 N. Guadalupe St.

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Site

0 75 150 300 Feet

Printed : 11/17/2

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 21-25 (1500 Blk of Martindale Rd)**
Zoning Designation to R-1
Date: December 22, 2025

Background

The City of Seguin received a zoning designation request for a property located in the 1500 block of Martindale Road. The property is presently going through the voluntary annexation process, with the first reading of the annexation approved on December 2, 2025. The property is approximately 50.62 acres and is located on Martindale Rd across from the Navarro Oaks residential subdivision. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports single-family residential land uses.
- The proposed zoning is consistent with the residential land uses in two nearby subdivisions- Navarro Oaks and Oak Village North. The proposed land use is also compatible with the proposed elementary school site north of the Navarro Oaks Subdivision.
- Access to the proposed development would be from Martindale Rd, which is identified as an urban arterial.

During the public hearing surrounding property owners shared concerns about the additional traffic that would be generated by the new development, specifically citing the future traffic of the proposed elementary school in the same impacted area. Concerns about potential impacts to the natural springs in the area were also raised.

Action Requested

Staff is requesting action on the applicant's request to zone the property to Single-family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 6-3-0 to recommend approval of the zoning designation request to Single-family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 21-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Form from property owner within the 200' notification area
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, FOR A ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 1 (R-1) FOR A 50.620-ACRE PROPERTY LOCATED AT THE 1500 BLOCK OF E. MARTINDALE ROAD, PROPERTY ID 52678, MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED (ZC 21-25)

WHEREAS, the property being 50.620 located at the 1500 Block of E. Martindale Road, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property to Single-Family Residential 1 (R-1) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for a zoning designation to Single-Family Residential 1 (R-1) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by establishing the zoning designation for said property to Single Family Residential 1 (R-1) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN
TEXAS

PLANNING & CODES

Planning and Zoning Commission Report
ZC 21-25

A request for Zoning Designation ZC 21-25 to Single-Family Residential (R-1) for the property located at the 1500 Blk of E. Martindale Rd., Property ID: 52678 was considered during the December 9, 2025, Planning & Zoning Commission meeting.

Pamela Centeno, Director of Planning & Codes, presented the staff report. She explained the property is currently going through the annexation process and the applicant has requested a zoning designation of Single-Family Residential (R-1).

Mrs. Centeno further explained the R-1 zoning designation and pointed out the neighboring properties that are within the city limits with the same zoning designation. Mrs. Centeno went on to note the property's location within the city's Future Land Use Plan and noted that the Suburban Residential district does support residential development. Mrs. Centeno briefly touched on the development process and explained that any proposed development will be required to follow all the city's development standards.

Mrs. Centeno went over the criteria for a zoning change to the Commission and noted the Capital Projects & Engineering department's plans to extend E. Martindale Rd, but stated that she does not know the status or timing of the project. Mrs. Centeno then touched on the comment form that was received back from the property owner who is within 200' of the property and within the city limits, stating the resident was opposed because it would take away from the open rural view behind their home. The comment form also cited traffic, drainage, infrastructure strain, and the development not fitting the character of the area as reason for opposition. Mrs. Centeno also pointed out that comment forms were received from six (6) properties that were not within the 200' notification area. While written comment forms are only accepted for the record from property owners within the 200' notification area, Mrs. Centeno informed the Commission of the concerns expressed: traffic, sewer and water capacity, public infrastructure, emergency services, and a concern for the existing wildlife on the property. Commissioner Jones asked if notifications were sent to the properties to the north and south of the subject property. Mrs. Centeno stated that only properties within the city limits are notified.

The regular meeting recessed, and a public hearing was held. Trevor Tast, TX2 Engineering, representing the developer, addressed the Commission. Mr. Tast touched on the proposed project at the location and noted the steps and infrastructure needs that would need to be done for this project. Commissioner Jones inquired about the ponds on site. Mr. Tast stated that they are aware of them and the geo technician will account for this. Doug Mannel, 124 Spanish Oak, addressed the Commission, he stated his concern for the increase in traffic within the area and noted a spring that was impacted with a past project within the area. Logan Leatherwood, 1430 E. Martindale Rd. addressed the Commission, she noted her concern over traffic and touched on the existing road within the area and pointed out the concern for the increase in traffic flow with the elementary school, and how the alignment of the driveway will cause vehicle headlights to shine on her and her neighbors' homes. Ms. Leatherwood concluded by stating that she is opposed to the request. John Kiser, 1850 E. Martindale Rd. also addressed the Commission, Mr. Kiser asked if a traffic study was done and asked about the expansion of

Martindale Rd. and noted his concern about the increase in traffic and density within the area. Steve Callegari, 228 Lone Oak St, addressed the Commission and noted his concerns about traffic congestion and pointed out the current state of Martindale Rd.

There being no other responses from the public, the regular meeting was reconvened. Commissioner Pedigo asked staff if there are plans for road improvements within the area. Mrs. Centeno informed the Commission that there are plans for it but the timeline and status of the improvements are not known to the Planning Department. Mrs. Centeno went on to brief the Commission regarding the process for a traffic impact analysis (TIA) and the Master Throughfare Plan (MTP) within the area. The Commission discussed the TIA and what it would be based on. Mrs. Centeno touched on the TIA process and noted the TIA would determine what improvements would need to be made by the developer to allow for the proposed density. Commissioner Jones asked what would happen if the property were not annexed and stayed in the County. Mrs. Centeno stated that development would follow the development standards for properties in the County. Commissioner Silvius asked what safeguards the city would have if it was approved to R-1. Mrs. Centeno stated the Unified Development Code (UDC) would be the safeguard and regulate the development, as conditions cannot be placed on the R-1 zoning designation. Commissioner Schievelbein inquired about when water capacity is looked at. Mrs. Centeno stated that this would happen during the development process.

After consideration of the staff report and all information given regarding the zoning designation (ZC 21-25), Commissioner Pedigo made a motion to recommend approval of the requested Single-Family Residential (R-1) zoning designation for the property located at the 1500 Blk of E. Martindale Rd. Commissioner Hernandez seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED
6-3-0

Francis Serna

Francis Serna, Planning Assistant

P Centeno

ATTEST: Pamela Centeno, Director of Planning & Codes

SEGUIN TEXAS

PLANNING & CODES

ZC 21-25 Staff Report
1500 Blk of E Martindale Rd (Voluntary Annexation)
Zoning Designation to R-1

Applicant:
1680 E Martindale LLC
851 Branch Rd
Seguin, Texas 78155

Property Owner:
1680 E Martindale LLC

Property Address/Location:
1500 Blk of E Martindale Rd
Property ID 52678

Legal Description:
Abstract 10, M Cherino Survey

Lot Size/Project Area:
50.620 Acres

Future Land Use Plan:
Suburban Residential

Notifications:
Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:

Staff Review:
Shelly Jackson
Assistant Director

Attachments:
- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:
The applicant is requesting a zoning designation to (R-1) Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland
N of Property	No Zoning	Farmland / Residential
S of Property	No Zoning / Single Family Residential (R-1)	Farmland / Oak Village North
E of Property	No Zoning	Farmland
W of Property	Single Family Residential (R-1)	Navarro Oaks

SUMMARY OF STAFF ANALYSIS:
The applicant is pursuing voluntary annexation and requesting a zoning designation of (R-1) Single Family Residential. The surrounding vicinity has experienced recent residential growth and includes a planned elementary school.

CRITERIA FOR ZONING CHANGE:
Consistency with the future land use plan – The request aligns with the Suburban Residential designation, which supports single family residential development.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning is compatible with adjacent residential neighborhoods, including Navarro Oaks to the west and Oak Village North to the south.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – East Martindale Rd is identified as an Urban Arterial in the City's Master Thoroughfare Plan. Future subdivision development will be required to improve the portion of E Martindale Rd adjacent to the property. The City's planned improvements include extending Martindale Rd (south of the subject property) from Twin Oaks Rd to SH 123, incorporating 11-foot travel lanes and 5-foot sidewalks.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 50.620 acres and is currently undergoing voluntary annexation with a concurrent request for zoning. The property is located within the City's ETJ and is currently used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a specific zoning request is submitted. The applicant is requesting (R-1) Single Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed single family residential subdivision is compatible with surrounding development patterns, which include agricultural land, existing single family neighborhoods, and a public school.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

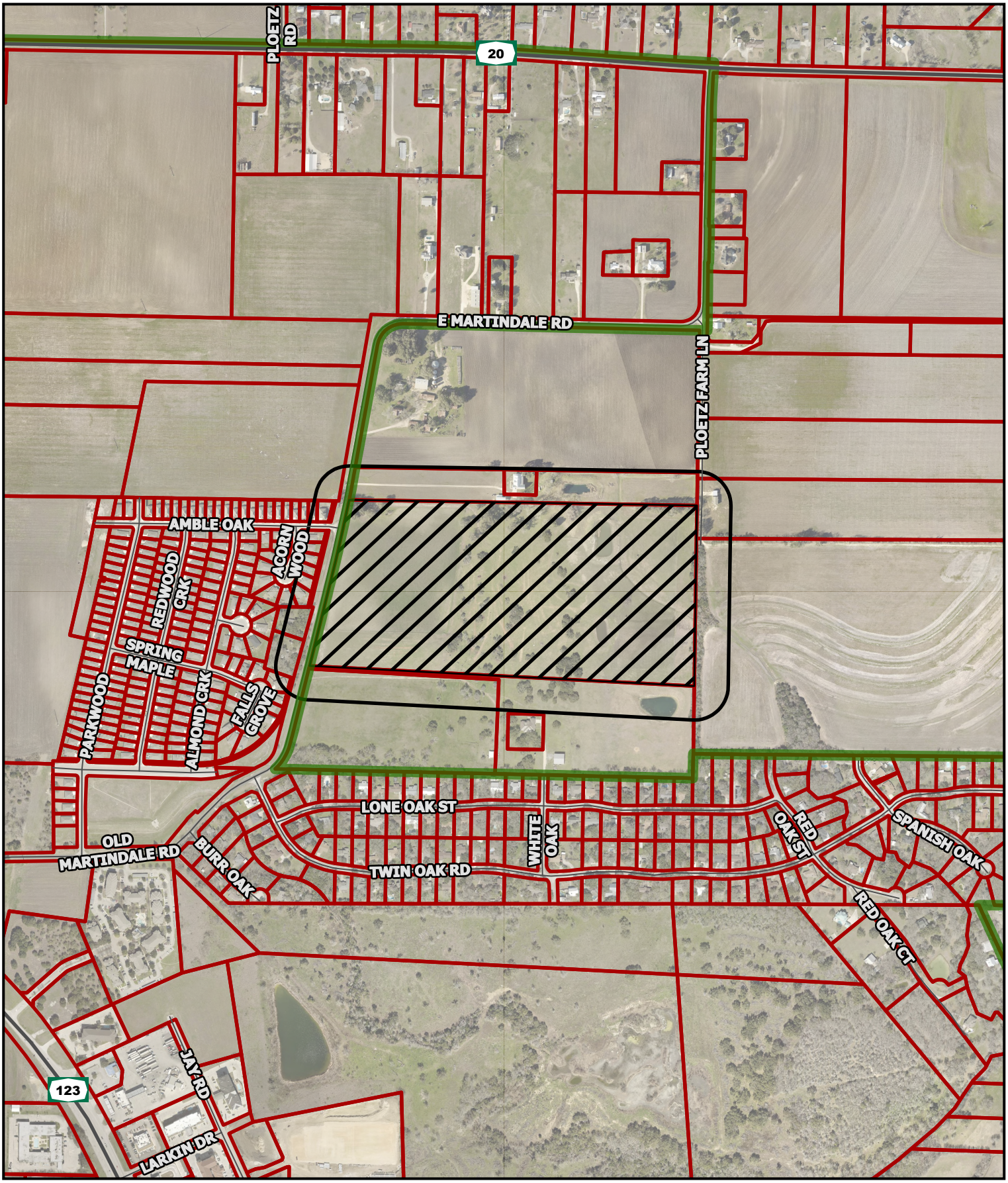
The property is designated Suburban Residential in the Future Land Use Plan, and the requested (R-1) Single Family Residential zoning is consistent with this designation.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property will be provided on E Martindale Rd and is reviewed in accordance with the city standards.

LOCATION MAP

ZC 21-25 1500 Blk of Martindale Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

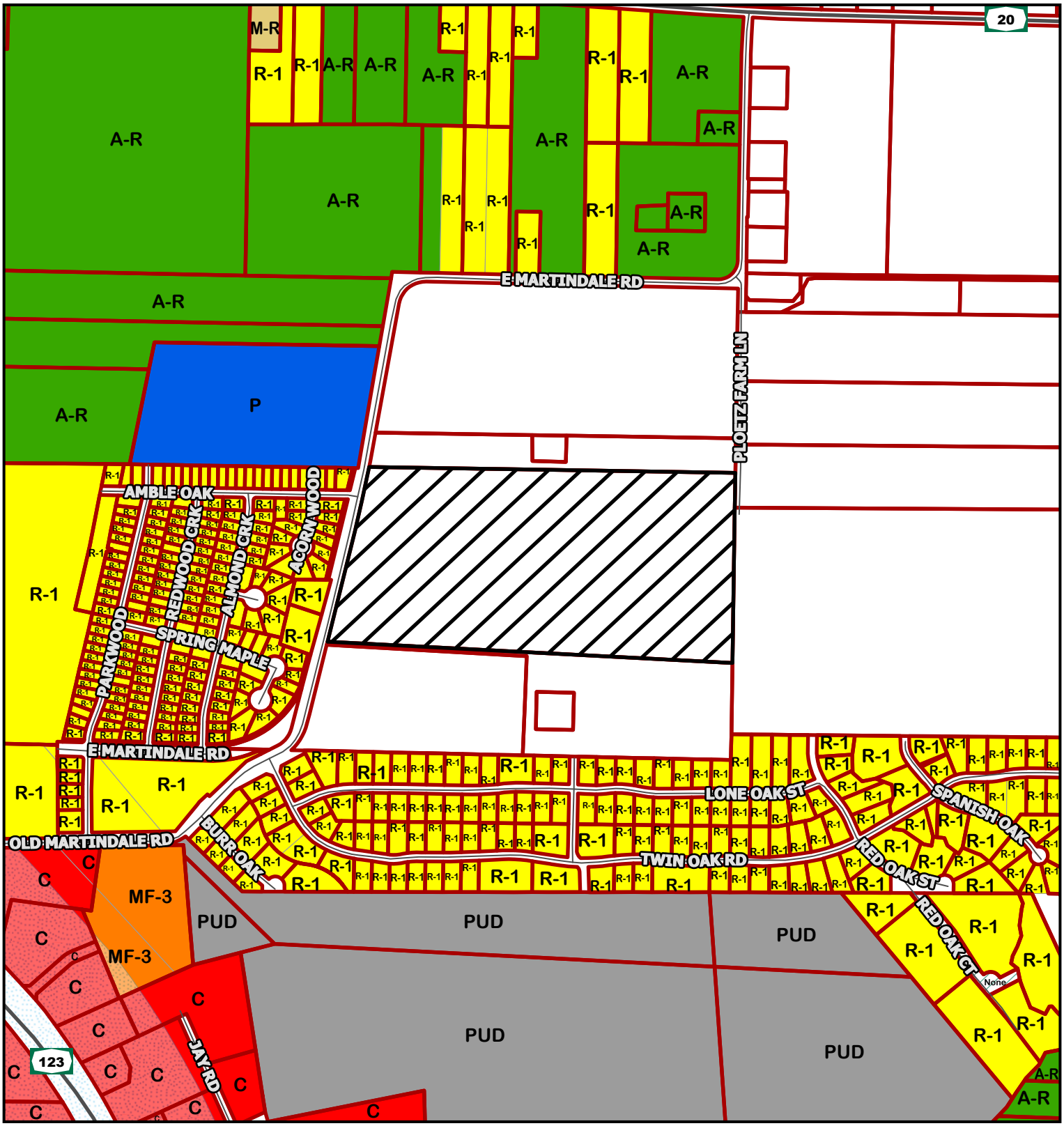
200' Buffer
Parcel
Site Location

1 inch = 750 feet

Printed: 11/17/2025

ZONING MAP

ZC 21-25 1500 Blk of Martindale Rd.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Site Location

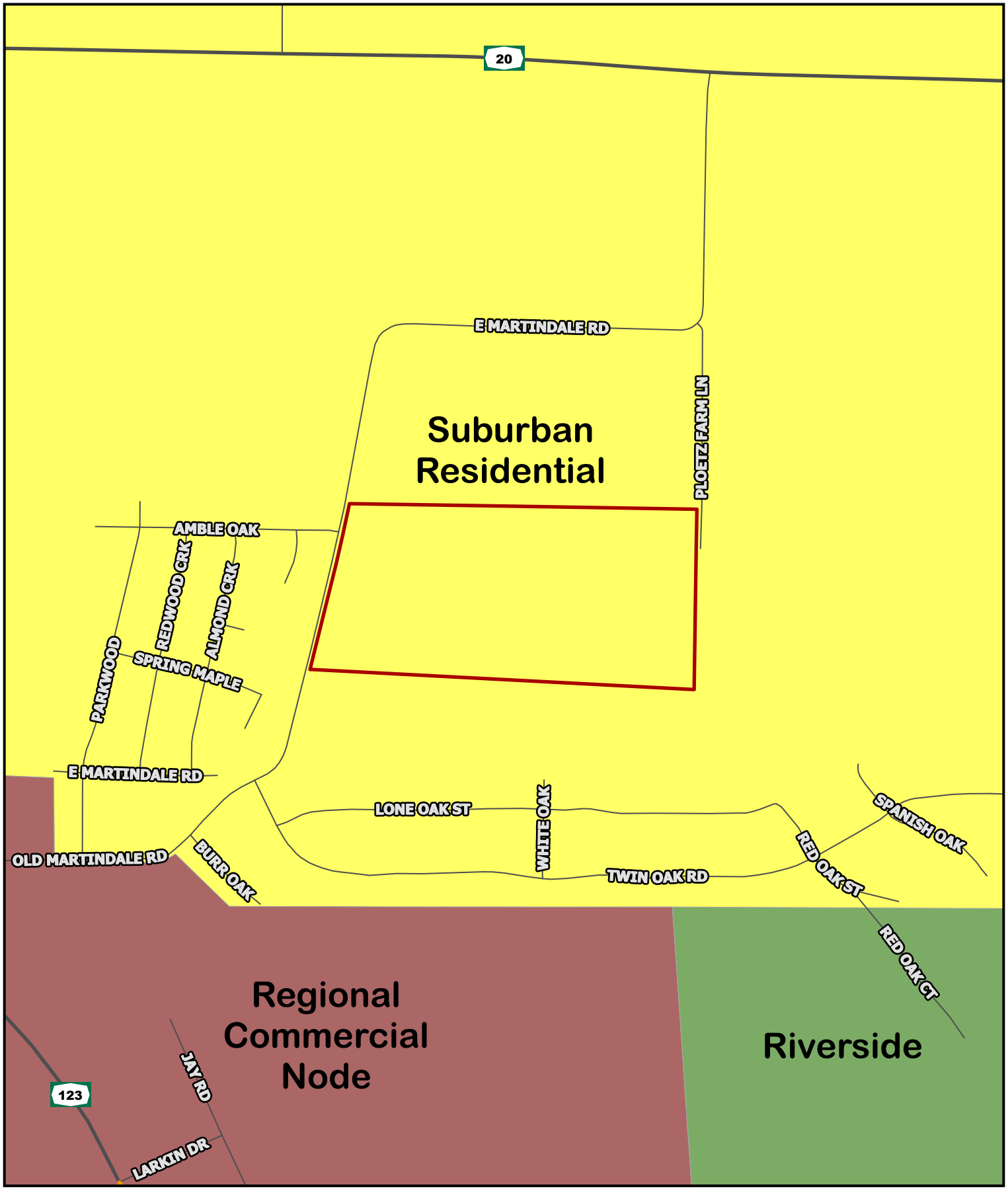
Parcel

1 inch = 750 feet

Printed: 11/17/2025

FUTURE LAND USE MAP

ZC 21-25 1500 Blk of Martindale Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site Location

Parcel

1 inch = 750 feet

Printed: 11/17/2025

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1500 Block of Martindale Rd.
Property ID 52678

Name: Taylor Currie

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing): _____

RECEIVED 12.5.25

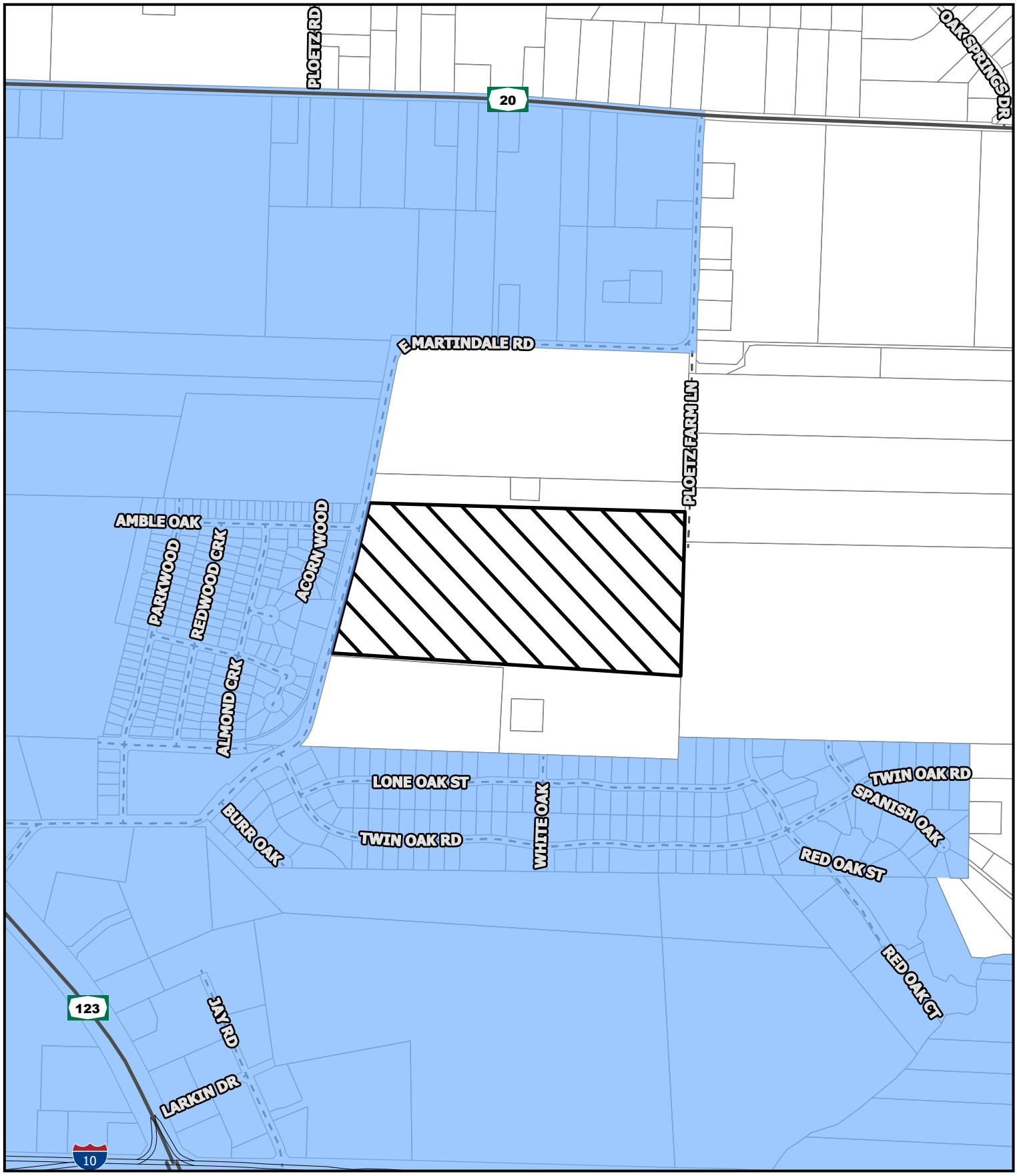
If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ___

Opposed ✓

Reasons and/or comments I oppose the rezoning because it would take away the open rural view behind my home, increase traffic, create drainage issues, and put a strain on local infrastructure. The proposed residential development does not fit the character of the area, and I respectfully ask that the request be denied.

EXHIBIT A



ZC 21-25 1500 Blk of Martindale Rd.

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Site

Seguin City Limits

0 425 850 1,700 Feet

Printed : 11/18/2

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 23-25 (3281 Cordova)**
Zoning Designation to Public
Date: December 22, 2025

Background

The City of Seguin received a zoning designation request for the properties at the corner of Cordova Rd and SH 46. The properties are presently going through the annexation process, with the first reading of the annexation approved on December 2, 2025. The properties are approximately 132.993 acres and are the site of the proposed Texas State Technical College. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within multiple districts on the Future Land Use Plan: Commercial Corridor, Local Commercial, and Suburban Residential. Public zoning supports long-term planning efforts and institutional uses near development residential areas.
- The property is located within an area of growth and development. The existing land uses are primarily single-family residential, but high-density residential and commercial uses are also developing along SH 46.
- The property has frontage along SH 46 and Cordova Rd. A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median. In addition, Cordova Road will be realigned and signalized at the Three Oaks Rd intersection.

Action Requested

Staff is requesting action on the applicant's request to rezone the properties to Public.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Public.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 23-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance

CITY OF SEGUIN

ORDINANCE NO. _____

COUNTY OF GUADALUPE

AN ORDINANCE AMENDING THE ZONING ORDINANCE NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, FOR A ZONING DESIGNATION TO PUBLIC (P) FOR A 132.993-ACRE PROPERTY LOCATED AT 3281 CORDOVA ROAD, PROPERTY ID 55627 AND 55628, MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED (ZC 23-25)

WHEREAS, the property being 132.993-acre property located at 3281 Cordova Road more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property to Public (P) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for a zoning designation to Public (P) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners;

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by establishing the zoning designation for said property to Public (P) and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 6th day of January 2026.

PASSED AND APPROVED on the second reading this 20th day of January 2026.

_____
Donna Dodgen, Mayor

ATTEST:

_____
Kristin Mueller, City Secretary

SEGUIN
TEXAS

PLANNING & CODES

Planning and Zoning Commission Report
ZC 23-25

A request for zoning designation ZC 23-25 for the property located at 3281 Cordova Rd. to Public (P) was considered at the December 9, 2025, Planning & Zoning Commission meeting. The subject properties, identified by property identification numbers 55627 and 55628 are located within the City of Seguin's Extraterritorial Jurisdiction (ETJ). These properties, total approximately 132.993 acres and is anticipated to be annexed into the city limits on January 30, 2026.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the subject property consists of approximately 132.993 acres and is currently in the process of annexing into the city. The requested Public (P) zoning designation zoning is intended to support the development of a new technical college campus.

Mr. Guerrero further explained that the properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential, and while public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

Mr. Guerrero went on to note that access will be from State Hwy 46 and Cordova Rd. Any proposed access points or improvements connecting to SH 46 or Cordova will require review and approval by TXDOT and the City.

Commissioner Jones inquired about the student count and traffic at this location.

Mr. Guerrero noted that figures for future student count are not currently known and that traffic impacts and road realignment will be reviewed by the Engineering Department.

The regular meeting recessed, and a public hearing was held. Shelly Turner, P.O. Box 31988 New Braunfels, Texas 78131, addressed the commission. She requested some clarification on the notification map she received. Mr. Guerrero clarified that the buffer shown on the notification map received unintentionally displayed hash marks within the 200' buffer notification shown, and the zoning designation request does not involve her property or the properties the buffer touches.

The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding the requested zoning designation (ZC 23-25), Vice Chair Davila made a motion to recommend approval of the requested Public (P) zoning designation for the subject properties. Commissioner Rizo seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)

MOTION PASSED
9-0-0

Francis Serna, Planning Assistant

ATTEST: Armando Guerrero, Planning Manager

SEGUIN TEXAS

PLANNING & CODES

ZC 23-25 Staff Report
3281 Cordova Rd (Voluntary Annexation)
Zoning Designation to P

Applicant:
Seguin Economic Dev Corp
211 N River St
Seguin, Texas 78155

Property Owner:
Seguin Economic Dev Corp

Property Address/Location:
3281 Cordova Rd
Property ID's 55627 and 55628

Legal Description:
Abstract 20, AM Esnaurizar Survey

Lot Size/Project Area:
132.993 Acres

Future Land Use Plan:
Commercial Corridor
Local Commercial
Suburban Residential

Notifications:
Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:
None

Staff Review:
Shelly Jackson
Assistant Director

Attachments:
- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:
The applicant is requesting a zoning designation to (P) Public

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland / Residential
N of Property	Single Family Residential (R-2)	Vacant
S of Property	Single Family Residential (R-2) / No Zoning	Vacant / Residential
E of Property	Single Family Residential (R-2)	Three Oaks Subdivision
W of Property	No Zoning	Residential

SUMMARY OF STAFF ANALYSIS:
The applicant is pursuing voluntary annexation and requesting a zoning designation of (P) Public. The subject properties are located within the City of Seguin's ETJ and are expected to be formally annexed on January 30, 2026. The Future Land Use Plan designates the area as Commercial Corridor, Local Commercial, and Suburban Residential. The requested zoning is intended to support the development of a new technical college campus.

CRITERIA FOR ZONING CHANGE:
With Seguin experiencing substantial growth, securing sites for future educational facilities is a priority. Public zoning supports long-term planning efforts and institutional uses near developing residential areas.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning aligns with surrounding permitted uses and does not conflict with existing development patterns.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Colleges are only permitted in commercial and public zoning districts. A technical college in a rapidly growing area follows a logical and orderly pattern.

Other factors that impact public health, safety or welfare – A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median, turn bays, drainage improvements, 10-foot shared-use paths, and a realigned and signalized Three Oaks Rd intersection.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 132.993 acres and is currently undergoing voluntary annexation, including a request for zoning designation. The land is located within the City's ETJ and is primarily used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a zoning request is submitted by the applicant. In this case, the applicant is requesting a (P) Public zoning designation.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A technical college is compatible with surrounding residential uses and aligns with current development trends in the area.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

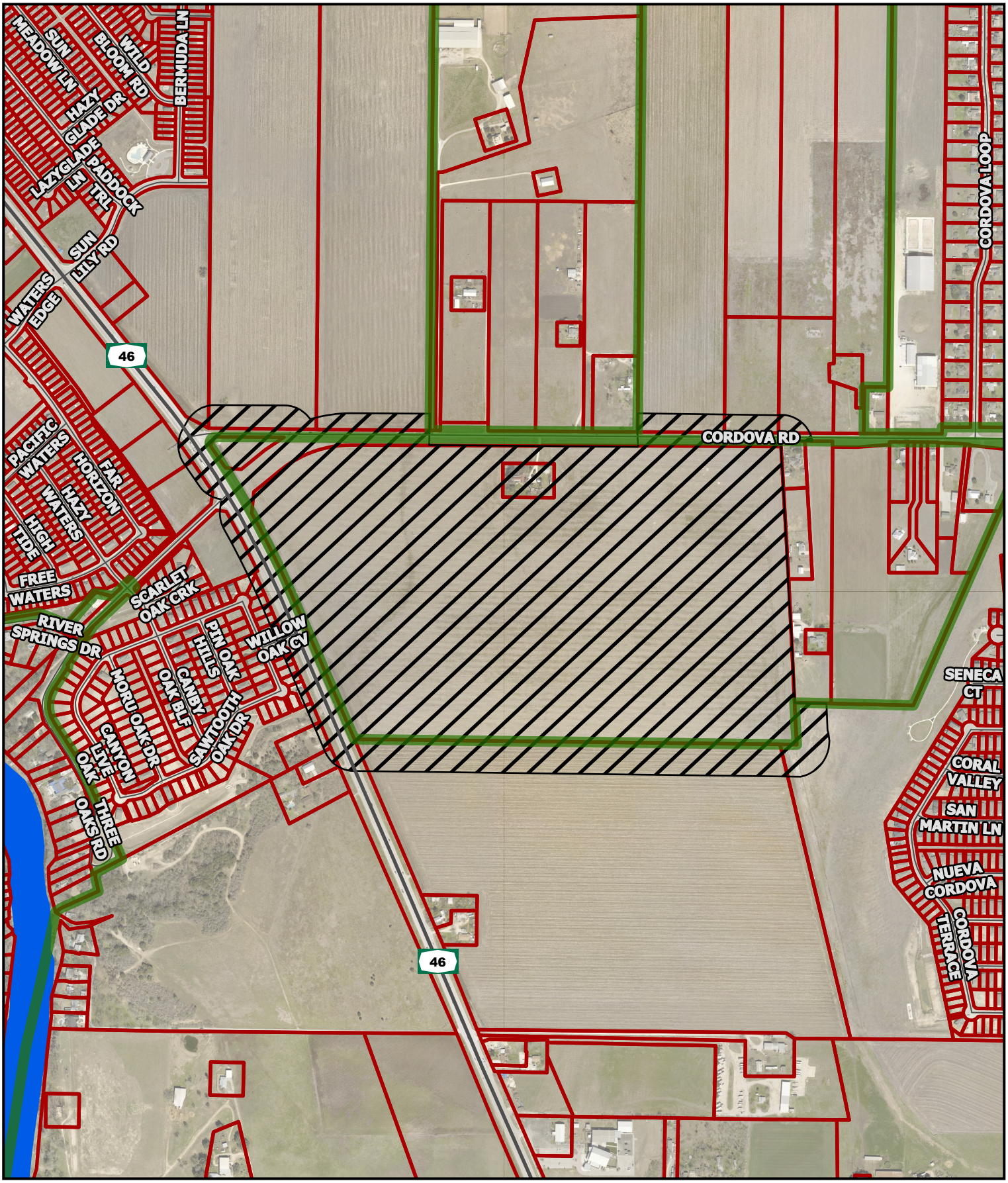
The properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential. While public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

TRAFFIC (STREET FRONTAGE & ACCESS):

Primary access will be SH 46 and Cordova Rd. Any access improvements connecting to SH 46 and Cordova will require review and approval by TXDOT and the City.

LOCATION MAP

ZC 23-25 3281 Cordova Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

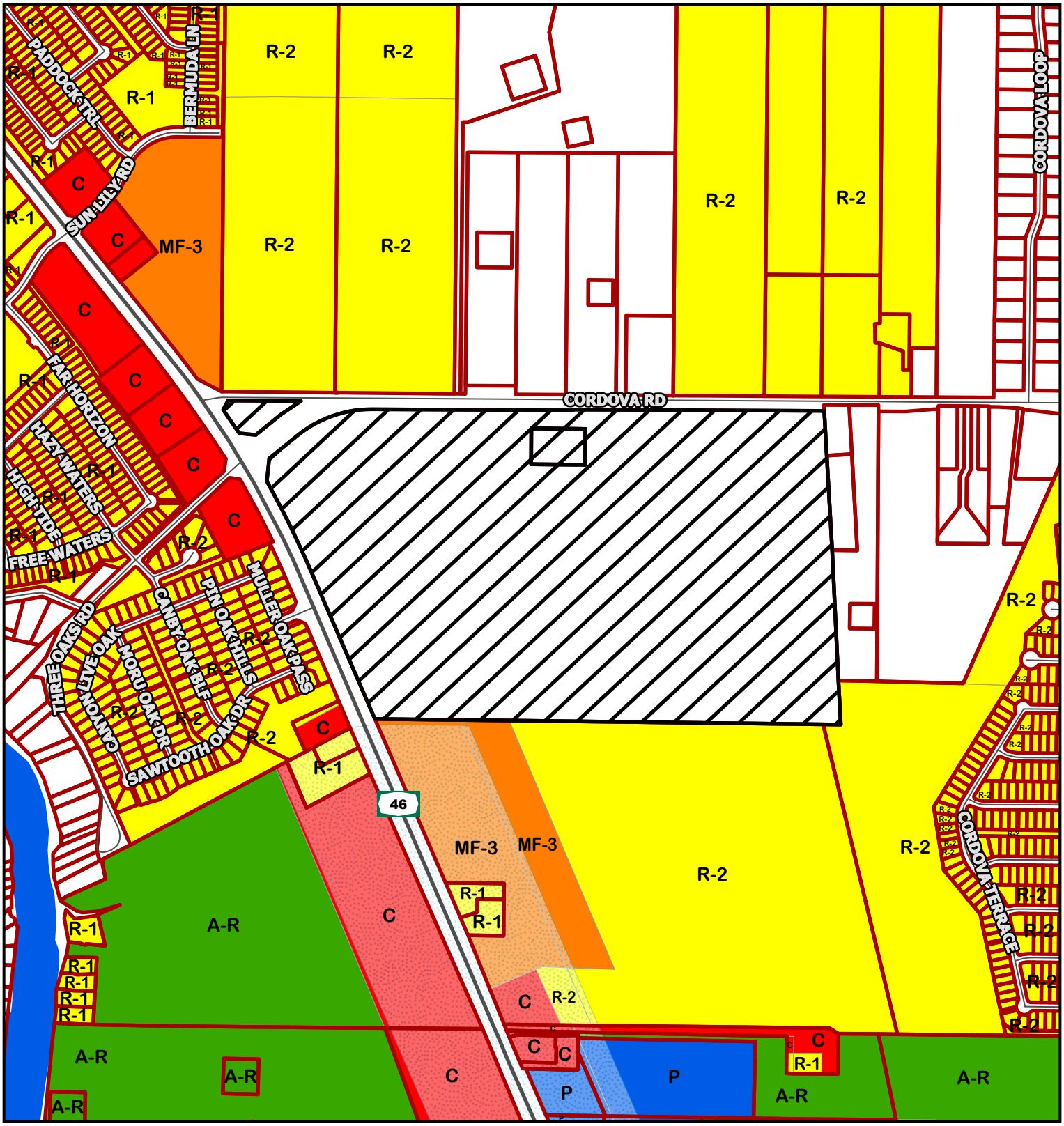
200' Buffer
Parcel
Site Location

1 inch = 800 feet

Printed: 11/17/2025

ZONING MAP

ZC 23-25 3281 Cordova Rd.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site Location

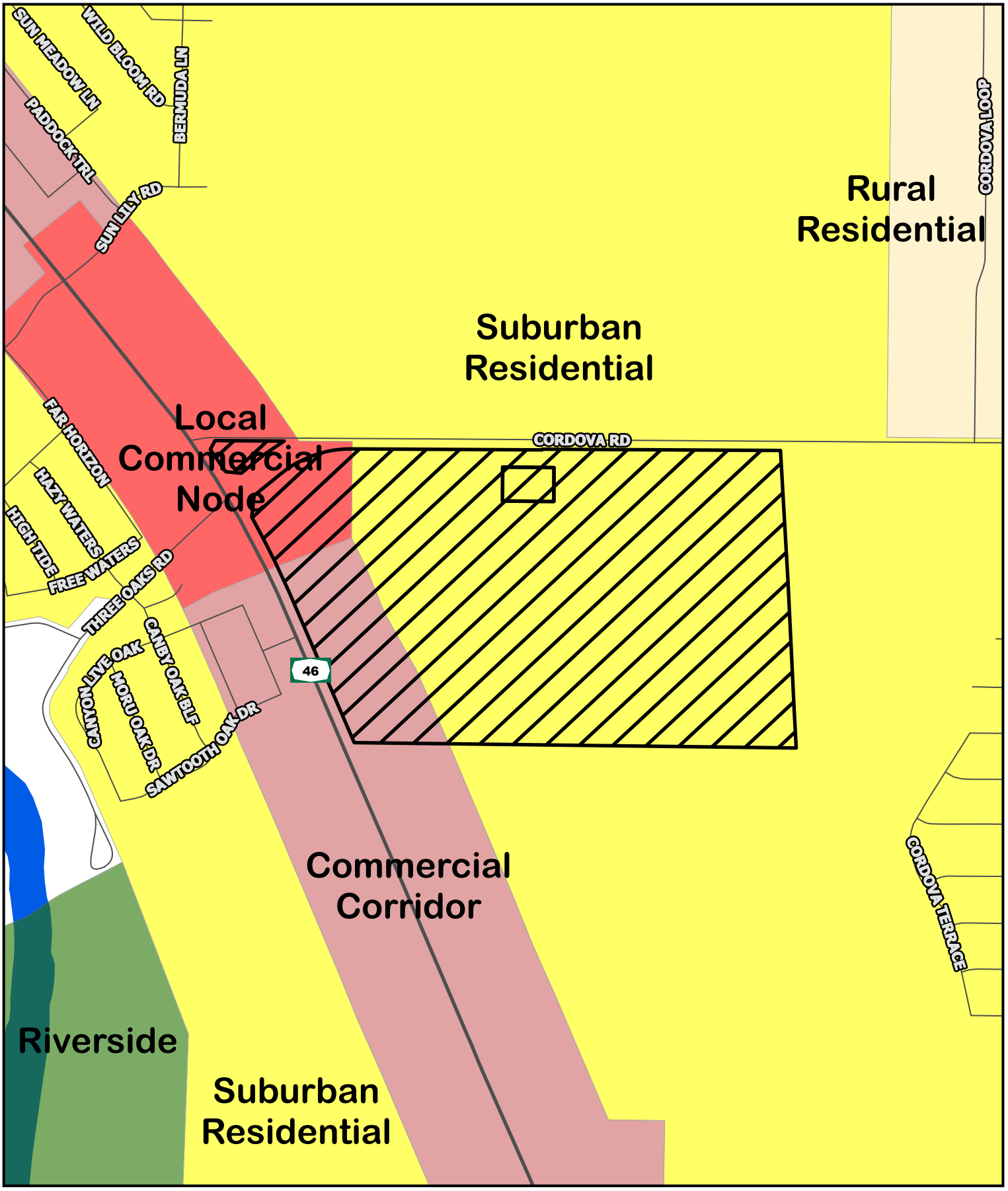
Parcel

1 inch = 800 feet

Printed: 11/17/2025

FUTURE LAND USE MAP

ZC 23-25 3281 Cordova Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

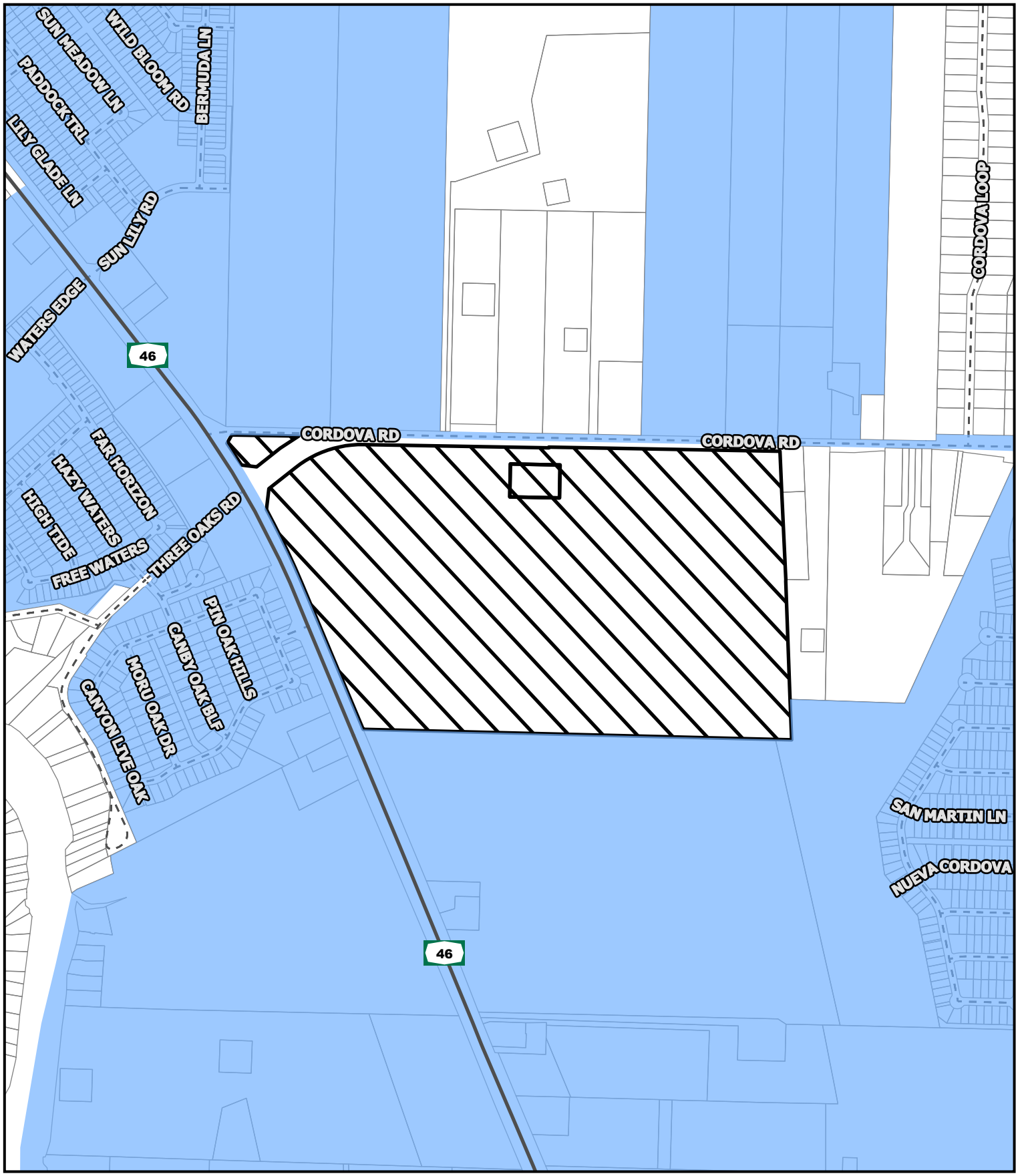
Site Location

Parcel

1 inch = 800 feet

Printed: 11/17/2025

EXHIBIT A



ZC 23-25 3281 Cordova Rd.

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

N

Site

Seguin City Limits

0 425 850 1,700 Feet

Printed : 11/18/2

SEGUIN TEXAS

It's real.

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: Resolution authorizing the City Council of the City of Seguin, Texas adopting a Drainage Master Plan; and declaring an effective date.

Date: January 20, 2026

Historical Background

In 2019, City Council approved a resolution to develop the Stormwater Program and Utility Fee Program, which can be used to address maintenance and/or upgrading of existing stormwater infrastructure, installation of new drainage structures, and flood control and prevention. This Stormwater Utility Plan included an initial list of recommended projects to be funded by Stormwater Utility, including:

- Aerial imagery, LiDAR and Impervious Area Flight (completed with Stormwater Utility Implementation in 2022)
- Inventory (completed in March 2025)
- Storm Water Criteria Manual (effective November 3, 2023)
- Drainage Master Plan

The Drainage Master Plan contract was awarded on September 3, 2024 to Halff & Associates, Inc. The engineering consultant collected data such as terrain, land use, FEMA mapping, loss data, subdivisions, drainage complaints, utility information and parcel data. A hydraulic and hydrologic model was developed. Using the hydraulic and hydrologic modeling results, Halff evaluated the City's existing storm sewer systems, detention ponds, and open channels. Conceptual project locations were identified based on approximate depth of flooding for the 25-year storm event. A prioritized project list was developed considering safety (structure flooding, street flooding, and downstream impacts), project cost, constructability, and stakeholder impacts.

The Drainage Master Plan creates programmatic documentation of project needs and prioritization to assist the City in planning, design, funding, construction, and implementation of projects.

Action Requested

The purpose of this resolution is to adopt the Drainage Mater Plan as a guiding document and prioritization of stormwater projects in order to reduce flood risk.

SEGUIN TEXAS

It's real.

Procurement Methodology & Funding Source

There is no fiscal impact associated with this resolution. Future procurements for studies, engineering, or construction will be made according to the City of Seguin Purchasing Policy and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is codified in Part 200 of Title 2 of the Code of Federal Regulations.

Staff Recommendation

Staff recommends adopting the Drainage Master Plan.

ATTACHMENTS

1. 2026-01-20 Resolution
2. Drainage Master Plan (Draft)

CITY OF SEGUIN **RESOLUTION NO. _____**

STATE OF TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS ADOPTING A DRAINAGE MASTER PLAN; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the management, including collection and direction of stormwater drainage runoff within the City, protects the public health, safety, and welfare of the City's citizens; and

WHEREAS, the City desires to address water quality and environmental issues that generally burden stormwater drainage infrastructure; and

WHEREAS, the City desires to protect against surface water overflow, standing surface water, and pollution arising from nonpoint source stormwater and drainage runoff within the City; and

WHEREAS, the City makes no representation that all stormwater drainage problems may or will be remedied; and

WHEREAS, City Council has adopted a Stormwater Criteria Manual to govern the planning and design of stormwater infrastructure and flood risk analysis within the City of Seguin and within all areas subject to its authority as they proceed to development; and

WHEREAS, the Stormwater Utility Plan included a recommendation to develop a Drainage Master Plan; and

WHEREAS, utilizing hydraulic and hydrologic modeling in conjunction with historical flood data and consultation with City staff, fifteen (15) risk areas were identified based on structural flood risk, street flood risk, neighborhood access, and reported flood complaints; and

WHEREAS, proposed projects have been assessed to be the apparent, most cost-effective solutions while reducing the risk of flooding within risk areas; and

WHEREAS, City staff recommends adopting the Drainage Master Plan as a guiding document and prioritization of stormwater projects in order to reduce flood risk.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Seguin, Texas:

SECTION 1. The City adopts the Drainage Master Plan as the guiding document and prioritization of stormwater projects in order to reduce flood risk.

SECTION 2. The City of Seguin acknowledges that flood risk is real and the City is dedicated to minimizing the loss of life and property that is associated with flooding events.

SECTION 3. This resolution is effective on the date of its passing.

PASSED AND APPROVED on first reading on January 20, 2026.

PASSED AND APPROVED on second reading on February 3, 2026.

_____
DONNA DODGEN, MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary

MASTER DRAINAGE PLAN

City of Seguin, Texas

December 23, 2025
AVO 57484

halff
100 NE Interstate 410 Loop Suite 701,
San Antonio, TX 78216

TABLE OF CONTENTS

TABLE OF CONTENTS 1
1.0 Executive Summary 9
2.0 Introduction – Rapid Assessment Development 11
3.0 Hydrologic Modeling 12
3.1 GLO River Basin Flood Study Data 12
3.2 Rainfall Hyetograph 12
3.3 Hydrologic Losses 13
3.4 Rapid Assessment 15
3.5 Model Development 16
3.5.1 2D Flow Areas 16
3.5.2 Boundary Conditions 18
3.5.3 Terrain 19
3.5.4 Infiltration Layer 21
3.5.5 Manning's n Layer 21
3.5.6 Impervious Cover 22
3.6 Results 24
4.0 Introduction – Risk Area Identification 26
5.0 Problem Area Identification Approach 26
5.1 Summary 26
5.2 Ongoing Projects 28
5.3 Drainage Complaints 28
5.4 Single Access Neighborhoods 28
5.5 Low Water Crossings 28
5.6 Existing Storm Drain 28
5.7 Future Landuse 29
5.8 Dam Locations 29
5.9 Structures 30
5.10 Risk Area Ranking 30
5.11 Risk Area – Scoring Results 34
5.12 Risk Area Overview 36
5.13 Drainage Capacity Assessment 50
6.0 Repetitive Losses 52
7.0 FEMA Floodplain Comparisons 52
8.0 Selected Risk Areas 53
9.0 Introduction – Existing System Assessment 54
10.0 Identification of Risk Areas for Storm Drain Assessment 54
11.0 SAM Inc. Storm Drain Survey Data 56
12.0 Rational Method Hydrology 56
12.1 Basin Delineation 57
12.2 Runoff Coefficients 58
12.3 Longest Flowpaths 59

12.3.1 Overland Flow 59
12.3.2 Shallow Concentrated Flow 59
12.3.3 Channel and Pipe Flow 59
13.0 StormCAD Hydraulic Modeling 60
13.1 Modeling Assumptions 60
13.2 StormCAD Existing Storm Drain Results 61
14.0 Existing Channel and Ditch Capacities 68
14.1 Channel at 1338 E. Court St 68
15.0 Existing Detention Analysis 71
16.0 Introduction – Project Recommendations 72
17.0 Project Development Approach 72
18.0 Proposed Projects 73
18.1 Risk Area Summary 73
18.2 Risk Area B – N Bauer St 73
18.2.1 Project Description 73
18.2.2 Benefits 74
18.2.3 Cost 76
18.2.4 Constraints 76
18.3 Risk Area C – N Olive St 76
18.3.1 Project Description 76
18.3.2 Benefits 76
18.3.3 Cost 78
18.3.4 Constraints 78
18.4 Risk Area D – Hallmark Dr 78
18.4.1 Project Description 78
18.4.2 Benefits 78
18.4.3 Cost 82
18.4.4 Constraints 82
18.5 Risk Area J – Sunset Village Neighborhood 82
18.5.1 Project Description 82
18.5.2 Benefits 83
18.5.3 Cost 85
18.5.4 Constraints 85
18.6 Risk Area KX – Nelda St 85
18.6.1 Project Description 85
18.6.2 Benefits 87
18.6.3 Cost 89
18.6.4 Constraints 89
18.7 Risk Area O – Burr Oak 89
18.7.1 Project Description 89
18.7.2 Benefits 90
18.7.3 Cost 90
18.7.4 Constraints 91
18.8 Risk Area P – Twin Oak Rd Low Water Crossing 91

18.8.1 Project Description 91
18.8.2 Benefits 91
18.8.3 Cost 92
18.8.4 Constraints 93
18.9 Risk Area S – Friesenhahn Rd 93
18.9.1 Project Description 93
18.9.2 Benefits 94
18.9.3 Cost 95
18.9.4 Constraints 95
18.10 Risk Area T – E Cedar St 96
18.10.1 Project Description 96
18.10.2 Benefits 96
18.10.3 Cost 98
18.10.4 Constraints 98
18.11 Risk Area U – Middletowne Rd 99
18.11.1 Project Description 99
18.11.2 Benefits 100
18.11.3 Cost 101
18.11.4 Constraints 102
18.12 Risk Area U – Oldtowne Rd 102
18.12.1 Project Description 102
18.12.2 Benefits 103
18.12.3 Cost 104
18.12.4 Constraints 105
18.13 Risk Area U – Park Village Ln 105
18.13.1 Project Description 105
18.13.2 Benefits 106
18.13.3 Cost 107
18.13.4 Constraints 107
18.14 Risk Area W – Sunbelt Rd 107
18.14.1 Project Description 107
18.14.2 Benefits 109
18.14.3 Cost 109
18.14.4 Constraints 110
18.15 Risk Area Y – Bowie St 110
18.15.1 Project Description 110
18.15.2 Benefits 111
18.15.3 Cost 112
18.15.4 Constraints 113
18.16 Risk Area Y – Camp St 113
18.16.1 Project Description 113
18.16.2 Benefits 114
18.16.3 Cost 115
18.16.4 Constraints 115

18.17 Risk Area Y – Chapman St 116
18.17.1 Project Description 116
18.17.2 Benefits 118
18.17.3 Cost 118
18.17.4 Constraints 119
18.18 Risk Area Z – Breustedt St 119
18.18.1 Project Description 119
18.18.2 Benefits 119
18.18.3 Cost 121
18.18.4 Constraints 121
18.19 Risk Area DD – Jefferson Ave 121
18.19.1 Project Description 121
18.19.2 Benefits 122
18.19.3 Cost 123
18.19.4 Constraints 124
18.20 Risk Area AA 124
18.20.1 Project Description 124
18.20.2 Benefits 125
18.20.3 Cost 126
18.20.4 Constraints 126
18.21 Risk Area EE 126
18.21.1 Project Description 126
18.21.2 Benefits 127
18.21.3 Cost 128
18.21.4 Constraints 128
19.0 Recently Completed Studies 128
19.1 Washington and Camp Street PER 128
20.0 Conclusion 129

LIST OF TABLES

Table 1. Cumulative Rainfall Depths 13
Table 2. Green and Ampt Infiltration Parameters 15
Table 3. Manning's n Roughness 24
Table 4. Identified Problem Areas 27
Table 5. Scoring Matrix 31
Table 6. Scoring Results – All Matrices 34
Table 7. Scoring Results – Averaged 35
Table 8. Drainage Channel Summary 50
Table 9. Final Risk Areas 53
Table 10. Risk Area Storm Drain Assessment 54
Table 11. Rational Method Discharges 56
Table 12. Risk Area D - Flow Master Parameters 69
Table 13. Risk Area Summary 73
Table 14. Risk Area B Expected Project Costs 76
Table 15. Risk Area C Expected Project Cost 78
Table 16. Risk Area D Expected Project Costs 82
Table 17. Risk Area J Expected Project Costs 85
Table 18. Risk Area K and X Expected Project Costs 89
Table 19. Risk Area O Expected Project Costs 91
Table 20. Risk Area P Expected Project Costs 93
Table 21. Risk Area S Expected Project Costs 95
Table 22. Risk Area T Expected Project Costs 98
Table 23. Risk Area U Middletowne Expected Project Costs 101
Table 24. Risk Area U Oldtowne Road Expected Project Costs 105
Table 25. Risk Area U Park Village Expected Project Costs 107
Table 26. Risk Area W Expected Project Costs 109
Table 27. Risk Area Y Bowie Street Expected Project Costs 113
Table 28. Risk Area Y Camp Street Expected Project Costs 115
Table 29. Camp Street Cost Estimate 119
Table 30. Risk Area Z Expected Project Costs 121
Table 31. Risk Area DD Expected Project Costs 124
Table 32. Risk Area AA Cost Estimates 126
Table 33. Risk Area EE Cost Estimates 128

LIST OF FIGURES

Figure 1. HEC-RAS 2D Cell 16
Figure 2. Breakline Example 18
Figure 3. Terrain Conditioning Example 21
Figure 4. Manning's n Layer Example 22
Figure 5. Building Manning's n Layer Example 23
Figure 6. Depth Raster Example 25
Figure 7. Problem Area Identification 26

Figure 8. Risk Area A 36
Figure 9. Risk Area B 36
Figure 10. Risk Area BB 37
Figure 11. Risk Area C 37
Figure 12. Risk Area CC 38
Figure 13. Risk Area D 38
Figure 14. Risk Area DD 39
Figure 15. Risk Area E 39
Figure 16. Risk Area F 40
Figure 17. Risk Area G 40
Figure 18. Risk Area H 41
Figure 19. Risk Area I 41
Figure 20. Risk Area J 42
Figure 21. Risk Area K 42
Figure 22. Risk Area L 43
Figure 23. Risk Area M 43
Figure 24. Risk Area N 44
Figure 25. Risk Area O 44
Figure 26. Risk Area P 45
Figure 27. Risk Area Q 45
Figure 28. Risk Area R 46
Figure 29. Risk Area S 46
Figure 30. Risk Area T 47
Figure 31. Risk Area U 47
Figure 32. Risk Area V 48
Figure 33. Risk Area W 48
Figure 34. Risk Area X 49
Figure 35. Risk Area Y **49**
Figure 36. Risk Area Z **50**
Figure 37. Extended Basin Delineation **58**
Figure 38. Risk Area B Diversion **61**
Figure 39. Risk Area D Channel Section **68**
Figure 40. Risk Area D Channel Capacities **70**
Figure 41. Proposed Storm Drain along King Street 81
Figure 42. Risk Area D Depth Reductions 81
Figure 43. Risk Area KX Additional Detention Area 86
Figure 44. Nelda Sreet Ground Elevations 87
Figure 45. Change in 25-Year Flood Depth (Proposed – Existing) Around Friesenhahn Road 95
Figure 46. Alternative Alignment from East Cedar to Middletown Road 98
Figure 47. Risk Area U Middletown Road Existing Profile 101
Figure 48. Risk Area U Townsend Road Proposed Profile 101
Figure 49. Oldtowne Road Existing Profile (25-YR Storm Event) 104
Figure 50. Oldtowne Road Proposed Profile (25-YR Storm Event) 104
Figure 51. Proposed Park Village Lane Pipe Profile (25-YR Storm Event) 107

Figure 52. Risk Area W Flood Depth Reductions 109
Figure 53. Existing Bowie Street Pipe Profile (25-YR Storm Event) 112
Figure 54. Proposed Bowie Street Pipe Profile (25-YR Storm Event) 112
Figure 55. Proposed Camp Street Pipe Profile (25-YR Storm Event) 115
Figure 56. Proposed Baxter St/Guadalupe St Pipe Profile (25-YR Storm Event) 118
Figure 57. Proposed Chapman St/Seideman St Pipe Profile (25-YR Storm Event) 118
Figure 58. Existing Jefferson Ave Pipe Profile (25-YR Storm Event) 123
Figure 59. Proposed Jefferson Ave Pipe Profile (25-YR Storm Event) 123

LIST OF EXHIBITS

Exhibit 1. Rapid Assessment Limits 12
Exhibit 2. Seguin Rapid Assessment NLCD 2023 Land Cover 14
Exhibit 3. Seguin Rapid Assessment Soil HSG 14
Exhibit 4. HEC-RAS 2D Connections 15
Exhibit 5. Cell Mesh Refinement Region 17
Exhibit 6. Boundary Conditions 19
Exhibit 7. GLO RBFS Terrain 20
Exhibit 8. NLCD 2019 Impervious Cover 22
Exhibit 9. Future Land Use 29
Exhibit 10. Dams 30
Exhibit 11. NFIP Repetitive Losses 52
Exhibit 12. Risk Area H Storm Drain 55
Exhibit 13. Risk Area P Storm Drain 55
Exhibit 14. Impervious Cover 59
Exhibit 15. Longest Flowpaths 60
Exhibit 16. Risk Area B Storm Drain 62
Exhibit 17. Risk Area C Storm Drain 63
Exhibit 18. Risk Area D Storm Drain 64
Exhibit 19. Risk Area J/K/X Storm Drain 65
Exhibit 20. Risk Area T Storm Drain 66
Exhibit 21. Risk Area Z Storm Drain 67
Exhibit 22. Risk Area D Channel 69
Exhibit 23. Risk Area Locations 72
Exhibit 24. Risk Area B Project Map 75
Exhibit 25. Risk Area C Project Map 77
Exhibit 26. Risk Area D Project Map 80
Exhibit 27. Risk Area J Project Map 84
Exhibit 28. Risk Area KX Project Map 88
Exhibit 29. Risk Area O Project Map 90
Exhibit 30. Risk Area P Project Map 92
Exhibit 31. Risk Area S Project Map 94
Exhibit 32. Risk Area T Project Map 97
Exhibit 33. Risk Area U Middletown Project Map 100

Exhibit 34. Risk Area U Oldtown Project Map 103
Exhibit 35. Risk Area U Park Village Project Map 106
Exhibit 36. Risk Area W Project Map 108
Exhibit 37. Risk Area Y Bowie Street Project Map 111
Exhibit 38. Risk Area Y Camp Street Project Map 114
Exhibit 39. Risk Area Y Chapman St Project Map 117
Exhibit 40. Risk Area Z Project Map 120
Exhibit 41. Risk Area DD Project Map 122
Exhibit 42. Risk Area AA Project Map 125
Exhibit 43. Risk Area EE Project Map 127
Exhibit 44. Washington Street Recommended Improvements 129

APPENDICES

GLO Models and Data.....**Appendix A**
Report Exhibits and Figures.....**Appendix B**
Reference Data.....**Appendix C**
Previous Studies.....**Appendix D**
Cost Estimates.....**Appendix E**

1.0 Executive Summary

Purpose

The City of Seguin (City) initiated a comprehensive Flood Risk Evaluation and Drainage Master Plan (DMP) to address recurring flooding issues, prioritize high-risk areas, and develop cost-effective mitigation strategies. This plan integrates hydrologic and hydraulic modeling, historical flood data, and stakeholder input to guide future infrastructure investments and projects.

Approach

The DMP was developed through the completion of consecutive tasks resulting in 4 technical memos. The following items outline tasks Halff completed to develop the final DMP report:

1. Developed a 2D Rain-On-Mesh (ROM) HEC-RAS Rapid Assessment (RA) model using Atlas-14 rainfall data and LiDAR terrain to simulate flood depths for multiple storm events including the 1%, 4%, 10%, 20%, and 50% Annual Exceedance Probability (AEP).

2. Identified 29 problem areas through modeling results and flood complaint data provided by the City.

3. Ranked risk areas using multi-criteria scoring matrices considering structural risk, roadway flooding, neighborhood access, complaints, future development impacts, and City staff input.

4. Compared RA model results to Digital Flood Insurance Rate Maps (DFIRM) and evaluated flood complaint locations to the effective floodplain.

5. Evaluated storm drain capacity in 8 priority areas using Bentley StormCAD and Rational Method hydrology.

6. Proposed conceptual mitigation projects for 16 selected risk areas.

Key Findings

The evaluation revealed that Tier 1 areas include locations with significant structural and roadway flooding, such as Bauer & Ireland (Risk Area B), Short Avenue (Risk Area K and X), and Hallmark Road (Risk Area D). These areas experience flood depths exceeding 2 feet during major storm events such as the 25-year and 100-year, posing risks to homes, businesses, and critical transportation routes. Several Tier 1 areas also serve single-access neighborhoods, increasing vulnerability during flood events.

Following stakeholder discussions, 16 areas were selected for project development. Proposed improvements may include storm drain upgrades, roadway elevation adjustments, and additional detention facilities. Areas not selected for immediate action remain documented for future consideration.

Proposed Mitigation Projects

The Seguin DMP recommends 16 conceptual mitigation projects aimed at reducing flood risk and improving stormwater management across the City. Key strategies include upsizing storm drains and adding inlets in

neighborhoods such as Bauer Street, Olive Street, Nelda Street, and Bowie/Camp Streets; elevating and regrading roads like Friesenhahn Road and Sunbelt Road; constructing roadside channels and relief channels; and implementing detention facilities at Nelda Street and East Cedar Street to provide additional storage. Access improvements, such as extending Burr Oak to Jay Road and reconstructing the Twin Oak low-water crossing, will enhance emergency connectivity for single-access neighborhoods. These projects collectively address structural flooding, roadway inundation, and mobility concerns, offering significant benefits to public safety and infrastructure resilience. Detailed design and coordination to manage utility conflicts and property acquisition will be required for mitigation projects.

Estimated costs for the proposed mitigation projects vary significantly based on scope and complexity, ranging from approximately $250,000 for minor improvements such as the Twin Oak low-water crossing to over $7.6 million for major roadway and channel upgrades on Friesenhahn Road. Other high-cost projects include Hallmark Drive at $4.6 million, Nelda and Short Avenue at $2.9 million, and Camp Street at $2.7 million. Smaller-scale improvements, such as storm drain upgrades along Bauer Street, Olive Street, and Bowie Street, generally fall between $0.3 million and $1.8 million. These estimates provide a preliminary framework for prioritizing funding and phasing future capital improvement projects.

Recommendations

Recommendations include prioritizing projects listed under the initial Tier 1 areas for capital improvement planning, conducting preliminary engineering reports (PERs) for selected sites, and coordinating with ongoing projects to maximize efficiency and avoid conflicts. Future steps involve securing funding, refining project scopes, and maintaining public engagement to address evolving flood risks. Coordination with TxDOT and utility providers to address conflicts will be required for multiple projects. Additionally, detailed engineering studies for proposed projects will benefit from using advanced modeling tools that incorporate both storm drain and ROM modeling such as Infoworks ICM, XPSWMM, or more advanced versions of HEC-RAS that include storm drain modeling. The City should also implement GIS-based asset management for long-term monitoring of storm drain outfalls to the Guadalupe River.

Next Steps

The next steps involve advancing the proposed mitigation concepts to detailed design, which may include refining hydraulic and storm drain modeling using integrated 2D and pipe network simulations, such as InfoWorks ICM or XPSWMM. Additional tasks include utility coordination, property acquisition assessments, and evaluating downstream impacts to receiving streams and rivers. Each project will require constructability reviews, cost validation, and phasing plans to minimize traffic and neighborhood disruptions. Funding prioritization should focus on Tier 1 risk areas and projects with the greatest community benefit, while ensuring compliance with City and TxDOT design standards.

2.0 Introduction – Rapid Assessment Development

A rapid assessment flood evaluation was performed for the City of Seguin (City). This was done by conducting rapid assessment hydraulic modeling with the results from the analysis, in conjunction with historic flood data, to be used to determine areas with high flood risk.

To complete the rapid assessment analysis, a two-dimensional (2D) Rain-on-mesh (ROM) hydraulic model was developed for a portion of the Guadalupe watershed using the USACE HEC-RAS program version 6.6. Hydraulic and Hydrologic data was leveraged from a previously completed General Land office (GLO) River Basin Flood Study (RBFS) including a high level-of-detail hydrologic HEC-HMS model and hydraulic HEC-RAS model. Leveraged GLO models and data are provided in **Appendix A** of this report.

A single rapid assessment area was identified for hydraulic modeling (see **Exhibit 1**).

The rapid assessment model utilized both hydrologic and hydraulic components of the GLO RBFS models. Data leveraged includes:

Hydrology

- Upstream model inflows
- Guadalupe River initial condition points
- Guadalupe rating curve

Hydraulics

- Terrain
- Structures - 2D connections
- Inital cell mesh
- Breaklines
- Calibration regions

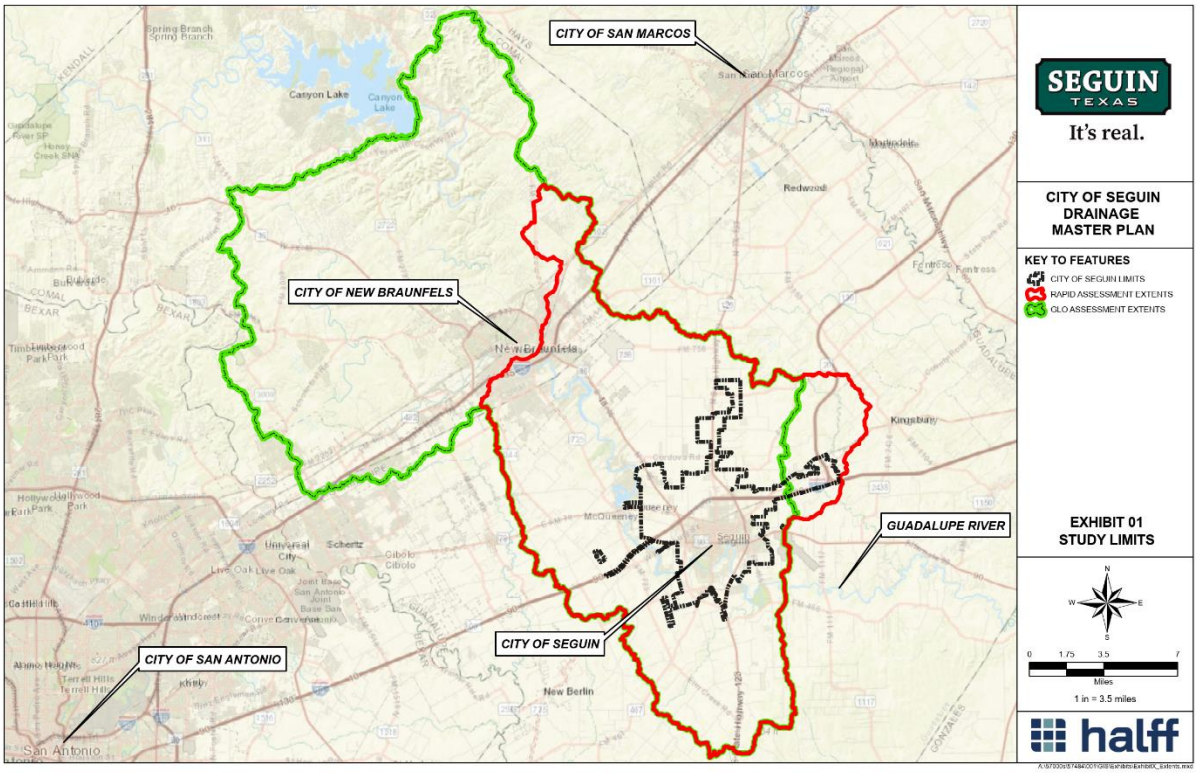


Exhibit 1. Rapid Assessment Limits

3.0 Hydrologic Modeling

3.1 GLO River Basin Flood Study Data

Hydrologic modeling for this rapid assessment model was primarily supplemented with the GLO RBFS model data. This includes both initial conditions points stationed along the Guadalupe River to simulate initial water surface elevations (WSE) and upstream inflows taken directly from the GLO HEC-RAS model.

3.2 Rainfall Hyetograph

To develop rainfall for the Rapid Assessment hydraulic models, a separate hydrologic analysis was used to produce rainfall hyetographs using a single-basin HEC-HMS version 4.12 model. Synthetic hyetographs were developed using the Frequency Storm type with depth durations taken from Table 3-2 of the City's Stormwater Criteria Manual.

The single-basin HEC-HMS model utilizes a single subbasin covering the extents of the rapid assessment area and applies the provided frequency storm uniformly. TP40 aerial reduction was utilized with an intensity duration of 5-minutes and intensity position of 50-percent.

The scope of this study includes the evaluation of only high-risk flood hazards, and as a result, the 1-percent annual expected probability (AEP) is the primary design storm event for this study. However, hyetographs were still created and simulated for the 1-percent AEP, 4-percent AEP, 10-percent AEP, 20-percent AEP, and 50-percent AEP. **Table 1** shows the total rainfall depths produced during this analysis for the 24-hour duration for the Atlas-14 TP-40 rainfall statistics.

Table 1. Cumulative Rainfall Depths

Source	Annual Chance Event	Rainfall Depth (in.)
Atlas 14, Seguin Stormwater Criteria Manual	1%	11.30
	4%	7.83
	10%	6.0
	20%	4.83
	50%	3.63

Additional hydrologic calculations that are typically included in traditional hydrologic models (hydrologic loss, hydrograph transforms, runoff routing, etc.) were applied directly within the HEC-RAS modeling software. The rainfall hyetograph is the main output from the HEC-HMS hydrologic model into the HEC-RAS hydraulic model.

3.3 Hydrologic Losses

Runoff losses were calculated using the Green and Ampt Loss Method. An infiltration layer was created in HEC-RAS using the NLCD land cover and SSURGO Hydrologic Soil Group (HSG) layers. Infiltration parameters are based on the recommended ranges in the HEC-RAS 2D User's Manual. The pore size distribution index was assumed based on the average pore size distribution of soil types generally consistent with each HSG soil group.

- **Land Use** – Land use was based on the National Land Cover Dataset (NLCD) developed in 2023. This data was further refined with existing building footprints larger than 5,000 square feet based on the Texas Water Development Board (TWDB) statewide buildings dataset "burnt" into the land cover raster. Building footprints smaller than 5,000 square feet were not "burnt" into the land cover raster to keep only large commercial buildings which cause obstructions to overland flow. This data set is presented in **Exhibit 2**.
- **Soil –** Soil information was obtained from the Natural Resources Conservation Service (NRCS) Web Soil Survey website. The City includes the full range of HSG's (A-D). Soil data is presented in **Exhibit 3**.

The Green and Ampt infiltration layer parameters used in this analysis are summarized in **Table 2**.

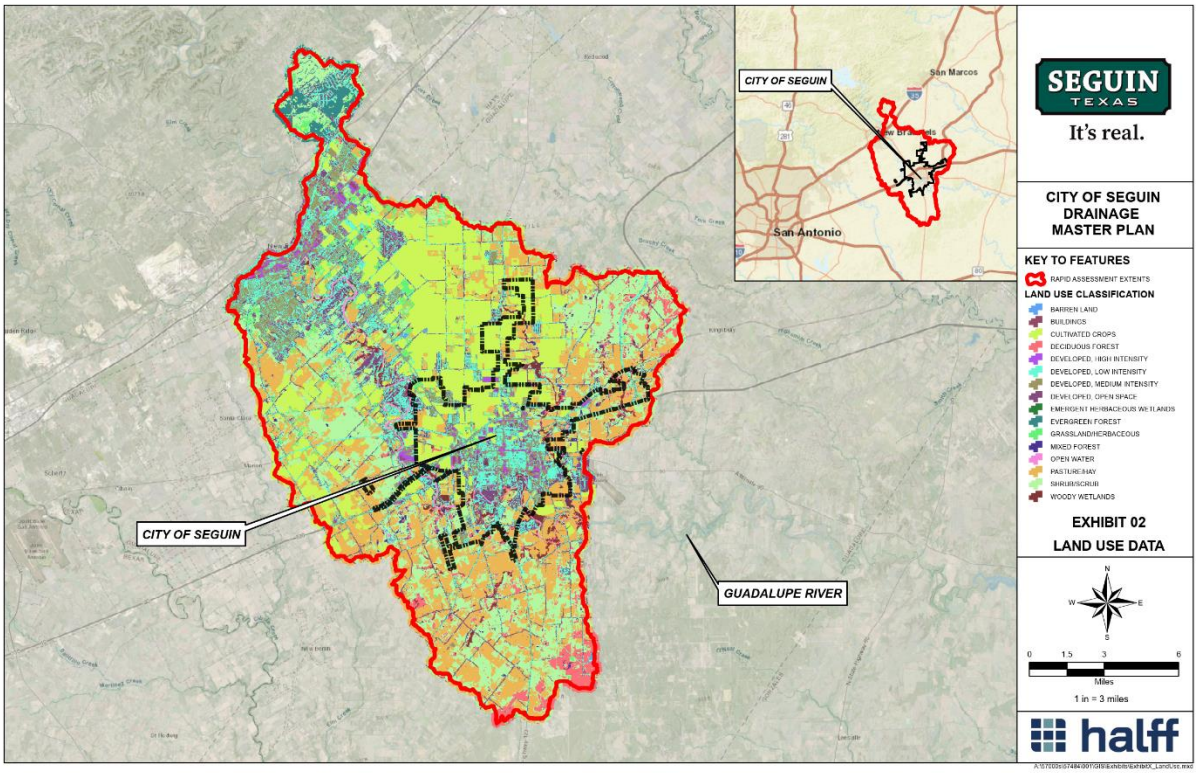


Exhibit 2. Seguin Rapid Assessment NLCD 2023 Land Cover

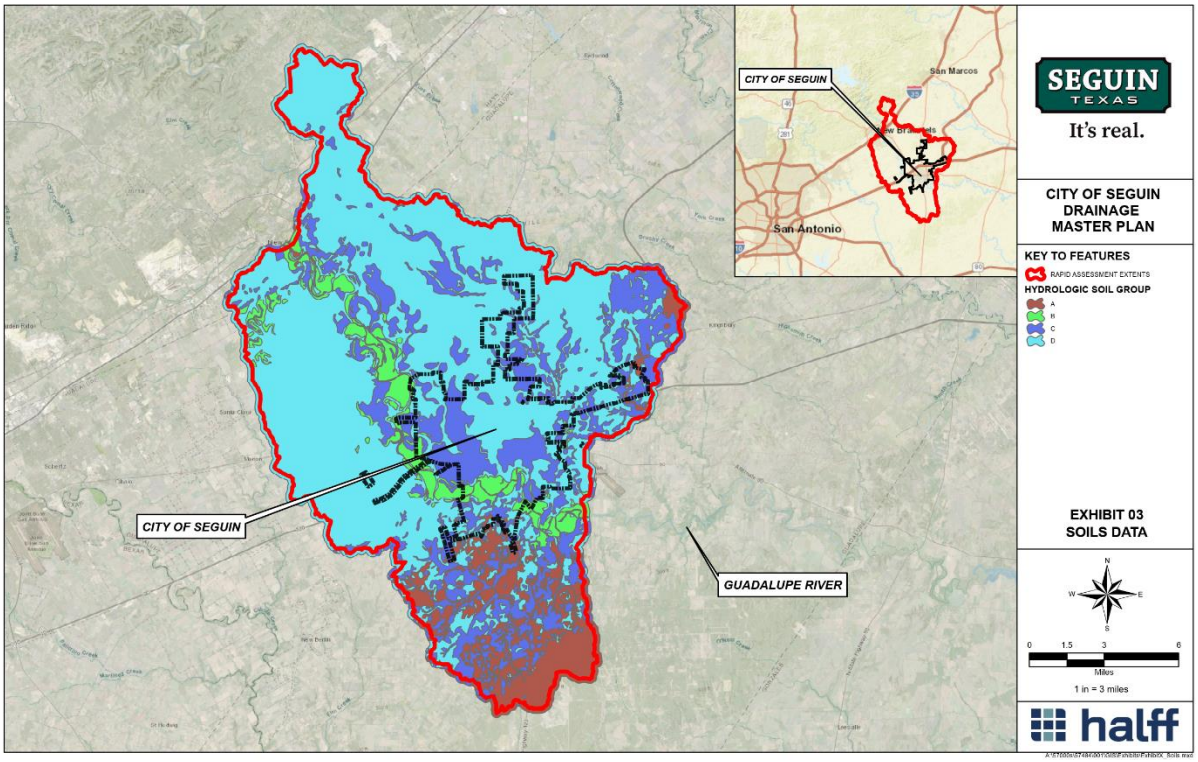


Exhibit 3. Seguin Rapid Assessment Soil HSG

Table 2. Green and Ampt Infiltration Parameters

HSG	Wetting Front Suction (in)	Saturated Hydraulic Conductivity (in/hr)	Initial Soil Water Content	Saturated Soil Water Content	Residual Soil Water Content	Pore Size Distribution Index
A	2	0.35	0.33	0.44	0.05	0.694
B	4	0.20	0.34	0.45	0.10	0.553
C	8	0.08	0.35	0.46	0.20	0.296
D	12	0.02	0.35	0.47	0.30	0.191

3.4 Rapid Assessment

A 2D hydraulic model was developed for the rapid assessment area. While a typical rapid assessment model would ignore any riverine crossing structures (effects of pressure and weir flow at the crossings are ignored) as well as any underground storm systems, this assessment includes hydraulic structures along the Guadalupe River, Geronimo Creek, and Walnut Branch incorporated as 2D connections. The inclusion of these hydraulic structures comes from the ease of implementation of already developed structures from the GLO model and the presence of population centers adjacent to many of the outlined riverine systems. While this assessment does not necessitate the inclusion of hydraulic structures as the primary effort is the analysis of localized flooding and sheet flow, including these hydraulic features allows for more accurate modeling of the riverine systems and is more conservative in presenting riverine flooding that may impact the communities surrounding these systems. Imported GLO and Halff developed 2D connections are shown in **Exhibit 4** below.

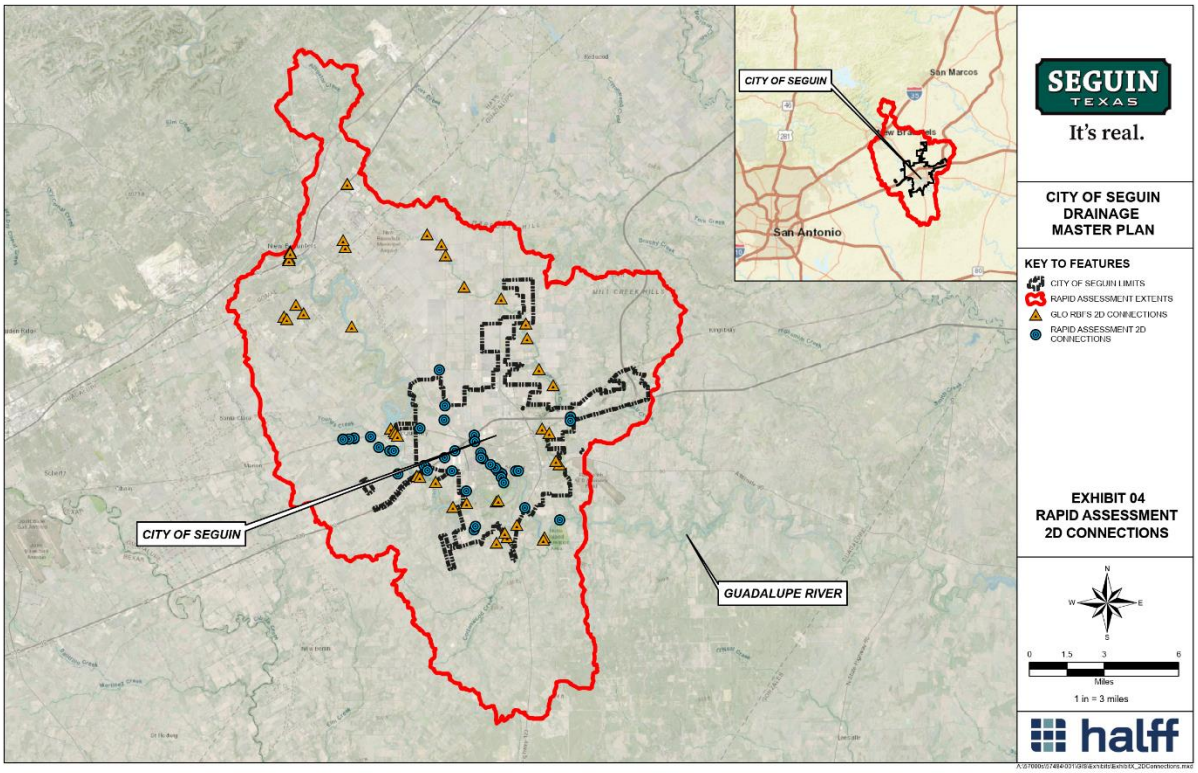


Exhibit 4. HEC-RAS 2D Connections

3.5 Model Development

HEC-RAS version 6.6 was used to perform the rapid assessment analysis. It has the capability to perform the 2D surface modeling and can spatially display modeled flood depths against other pertinent GIS data such as structure data, high density repetitive loss areas, etc. This functionality allows for a rapid review of the watershed to identify areas of high flood risk and facilitate the final identification of problem areas.

3.5.1 2D Flow Areas

The rapid assessment modeling is completely 2D dimensional. As a result, the entire watershed is modeled as a 2D mesh with the watershed boundary acting as the 2D flow area boundary. The key features of the 2D flow area include the 2D mesh, breaklines, 2D connections, and infiltration layer.

3.5.1.1 2D Mesh

A 2D mesh consists of 2D cells that can model the flow of water in two dimensions. Each cell develops a stage-volume curve based on the underlying terrain and each cell face develops a stage-discharge curve based on the cell wall cross-section cut over the underlying terrain and the underlying manning's n layer. The "Spatially Varied Manning's n on Faces" option for the 2D flow area was turned on to consider roughness coefficients along the entire cell face. Combining these features, the model can simulate flow entering the cell from adjacent cells, calculate headloss across the cell, calculate the storage in the cell based on the amount of incremental inflow, and simulate flow leaving the cell into neighboring cells (see **Figure 1** as an example). This, in turn, results in a seamless 2D flow pattern.

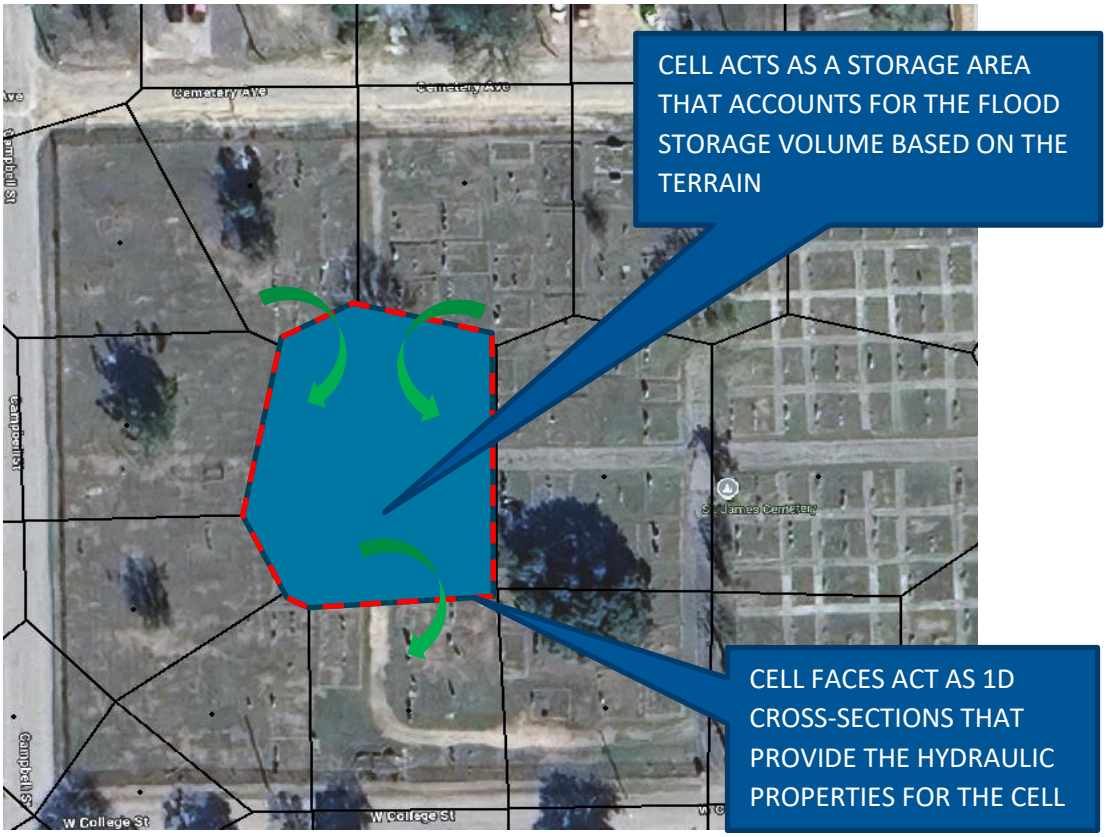


Figure 1. HEC-RAS 2D Cell

The 2D mesh density varies in size with smaller cells sizes generated around the City's center. In general, a mesh size of 300'x300' was used for the model with a minimum cell size of 100'x100' near the more populated areas of Seguin. A refinement region was created in HEC-RAS to develop these smaller cell sizes and is shown in **Exhibit 5**.

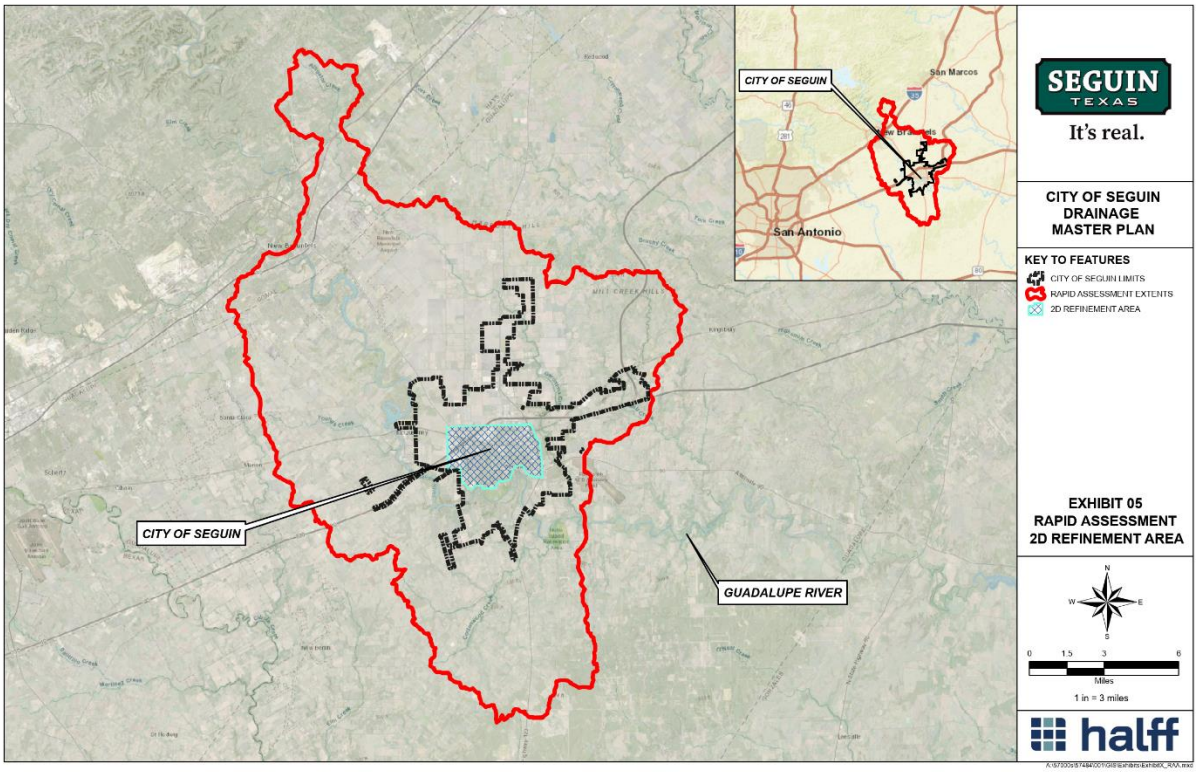


Exhibit 5. Cell Mesh Refinement Region

3.5.1.2 Breaklines

Breaklines force the 2D cells within a mesh to align along the highest elevation of the terrain. This gives the modeler flexibility in forcing cell faces to align in a particular direction, such as perpendicular to the channel flow line or parallel to a topographic ridge, so that larger cell sizes can be used without losing the detail of the underlying terrain. This is most often necessary to stop "leakage" where the cell faces do not adequately intersect and capture high points in the topography. Breaklines also allow for a smaller mesh size along the line for increased mesh detail. Breaklines were added where a finer cell size was needed for a local region and where a given area needed to be blocked off from the model until a low point along the perimeter of the area is breached.

Breaklines were added directly into RAS where a finer cell size was needed for a local region of the model and along berms and levees (roadways, dams, etc) to properly account for these prominent topographic features. They were also placed along the centerline of larger riverine systems such as the Guadalupe River to force the cell faces to be perpendicular to the direction of flow in high flow areas. See an example of typical breakline placement in **Figure 2**.

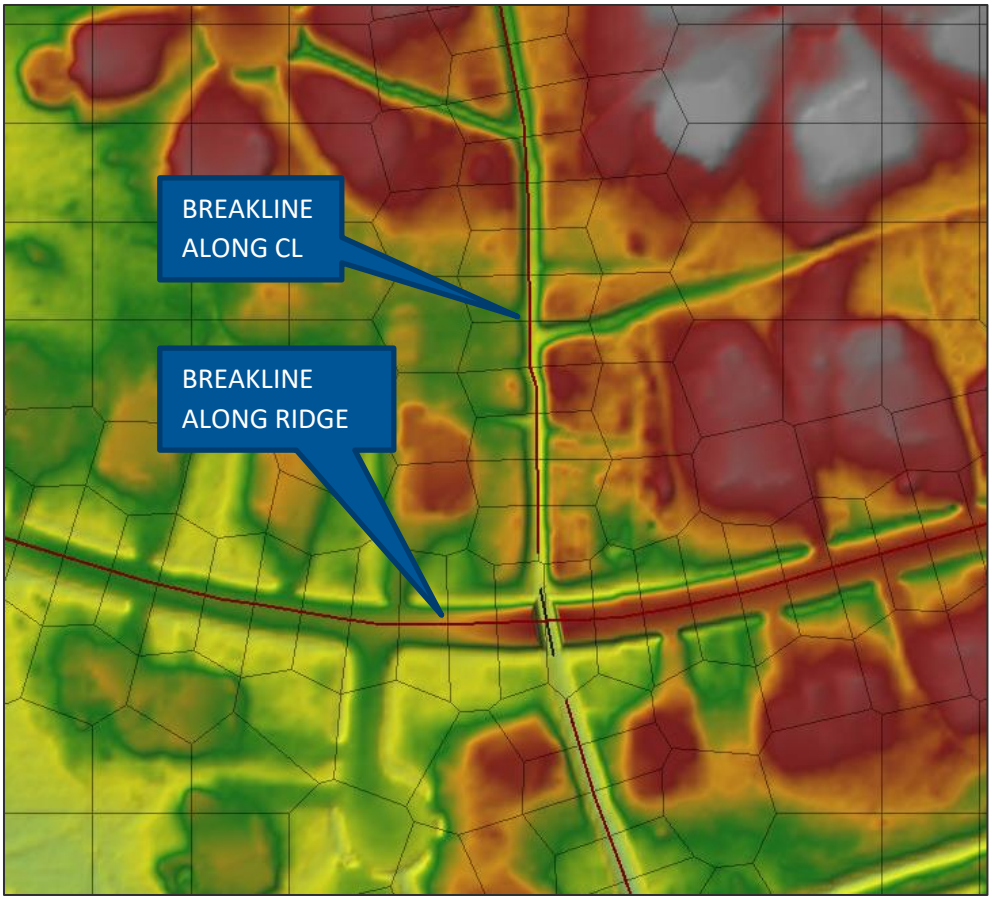


Figure 2. Breakline Example

3.5.2 Boundary Conditions

As with any hydraulic model, boundary conditions are required for the simulation. These typically include external points of inflow (flow hydrograph, rainfall, etc) or outflow (normal depth slope, stage hydrograph, etc.). While the GLO model utilized internal inflow lines within the rivers and creeks of the watershed, this rapid assessment model uses rainfall directly on the mesh to produce flood results. This required the removal of the GLO inflow boundary conditions and the incorporation of an external flow hydrograph boundary condition at the very upstream end of the rapid assessment area. In certain models, internal initial condition points are used to create an initial WSE to mimic stage height of riverine systems. The GLO RBFS utilized several initial condition points along the Guadalupe River which were kept for this rapid assessment model. Other types of boundary conditions were used for the unsteady analysis and consisted primarily of precipitation (overall), rating curve (outflow) and normal depth (outflow). Boundary conditions utilized can be seen in **Exhibit 6**.

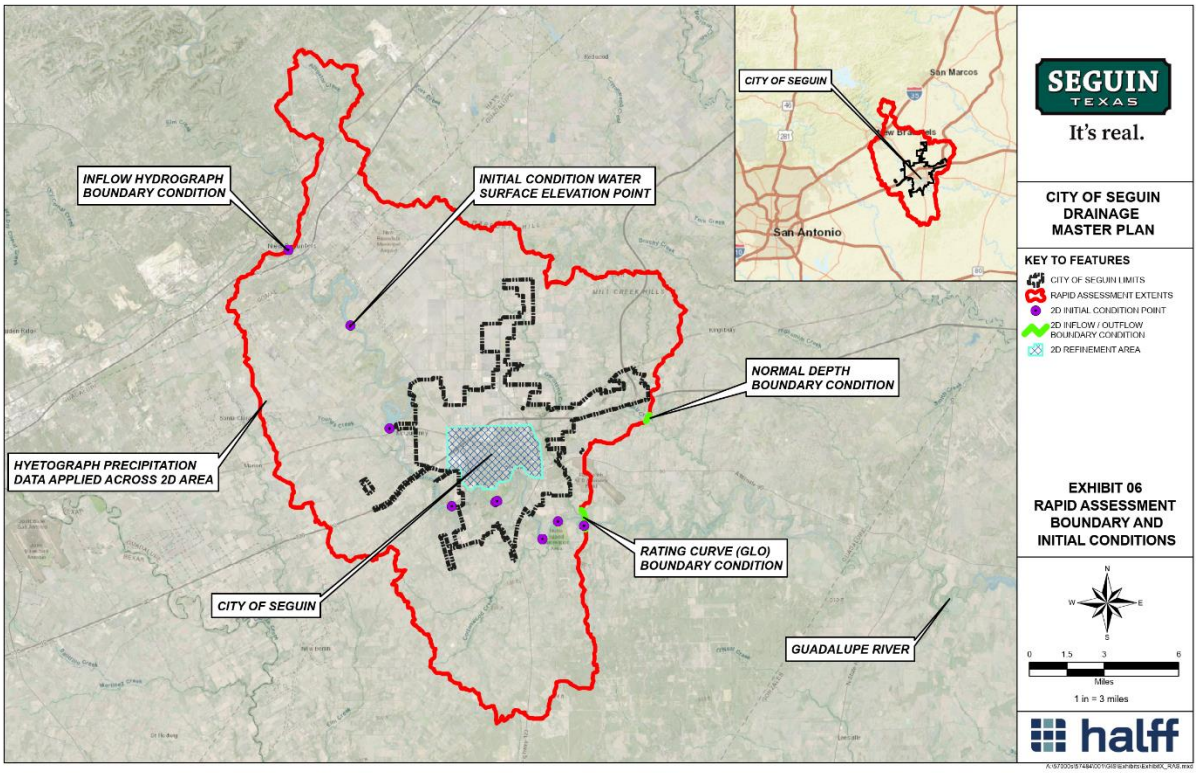


Exhibit 6. Boundary Conditions

3.5.2.1 Precipitation

The hyetograph data produced by the hydrologic analysis is uniformly applied to the entire model. This is applied to each cell incrementally and the rate of application is based on the hyetograph intensity and the time step of the simulation.

3.5.2.2 Normal Depth

The main watershed for the City outfalls into the Guadalupe River with an additional watershed to the east outfalling southeast away from the City and into Mill Creek. A normal depth boundary condition was applied at the downstream study limits for the eastern watershed. In order to accurately determine flood risk associated with only the studied creek, it was assumed that outfall to the east is not contributing to the flood hazard and has no tailwater effect. In this case, the normal depth of the Mill Creek was assumed to control the tailwater conditions. The energy grade-line slopes were estimated from the GLO RBFS LiDAR terrain data.

3.5.2.3 Initial Condition Points

A total of 11 initial condition points are included within the rapid assessment model and were imported directly from the GLO RBFS model. These initial condition points are used to give the Guadalupe River an initial WSE at the beginning of the model simulation and prevent unrealistic dry conditions within the river at the beginning of a storm event.

3.5.3 Terrain

3.5.3.1 2017 - 2021 LiDAR

The underlying terrain is a critical component of any 2D model as the accuracy of the dataset directly influences the accuracy of the 2D model. For this analysis, the topographic source LiDAR dataset was retrieved from the GLO RBFS. While originally scoped to utilize LiDAR developed by Halff for the City of Seguin Stormwater Utility Rate project

completed in 2022, comparisons between the GLO and Halff datasets showed that the GLO LiDAR showed a higher resolution at 3'x3' and covered the entire rapid assessment extent. In contrast, the Halff LiDAR dataset was at a lower resolution of 10'x10' and did not cover the entire rapid assessment area. The RAS model uses this data to develop elevation-volume curves for each cell as well as cross-sectional profiles for each cell face based on the resolution of the terrain grid. Additional details on the utilized terrain can be found with the provided GLO RBFS report in **Appendix A**. **Exhibit 7** outlines the terrain used for this rapid assessment.

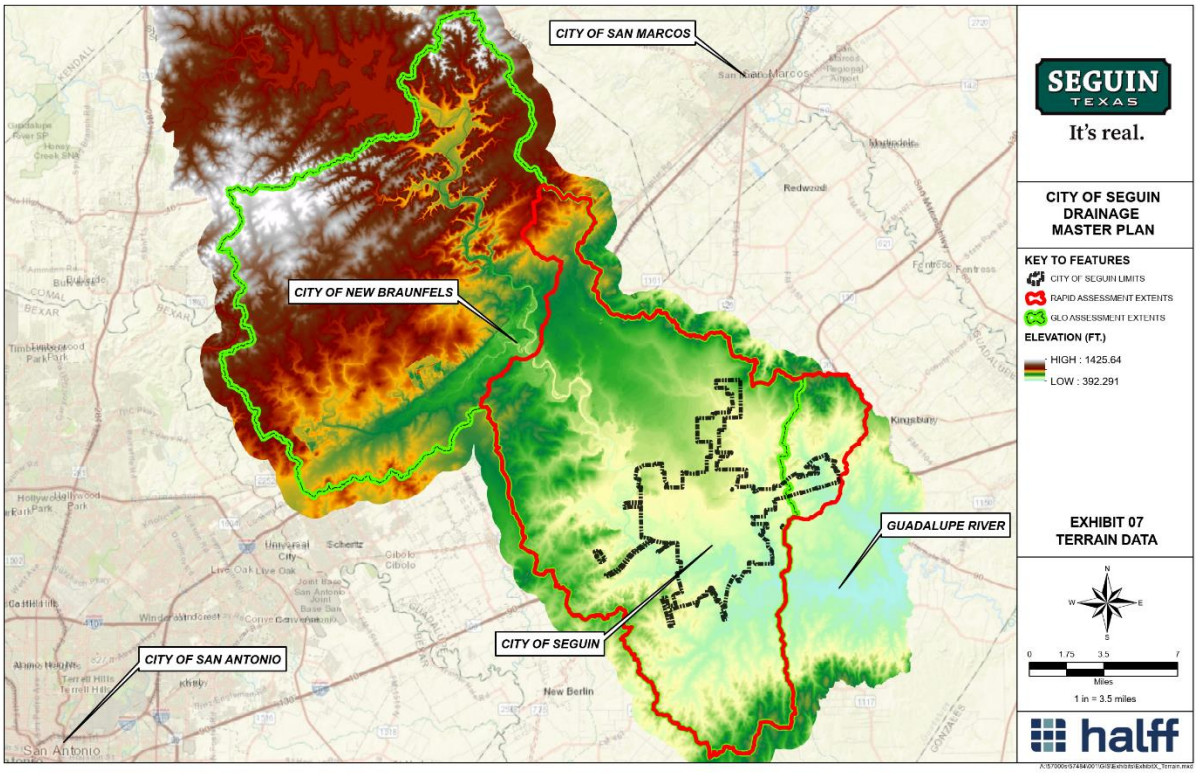


Exhibit 7. GLO RBFS Terrain

3.5.3.2 Terrain Conditioning

When LiDAR data is captured the technology oftentimes cannot penetrate through standing water, also known as bathymetry. This causes the terrain model to not accurately reflect the inner banks of channels that have ponding water. Additionally, the LiDAR cannot detect culverts under roadways. These issues can cause inaccuracy in the hydraulic modeling. To alleviate this, the terrain is conditioned to remove these inaccuracies by cutting the terrain away (i.e., "burning") in these locations. For instance, a vertical or trapezoidal section is stripped from a roadway to account for the culvert across the road. The size of the burn strips was chosen to be a smaller width than the culvert to better characterize the true open area of the culvert and thereby approximate the hydraulic losses across the culvert. An example of this conditioning is shown in **Figure 3**.

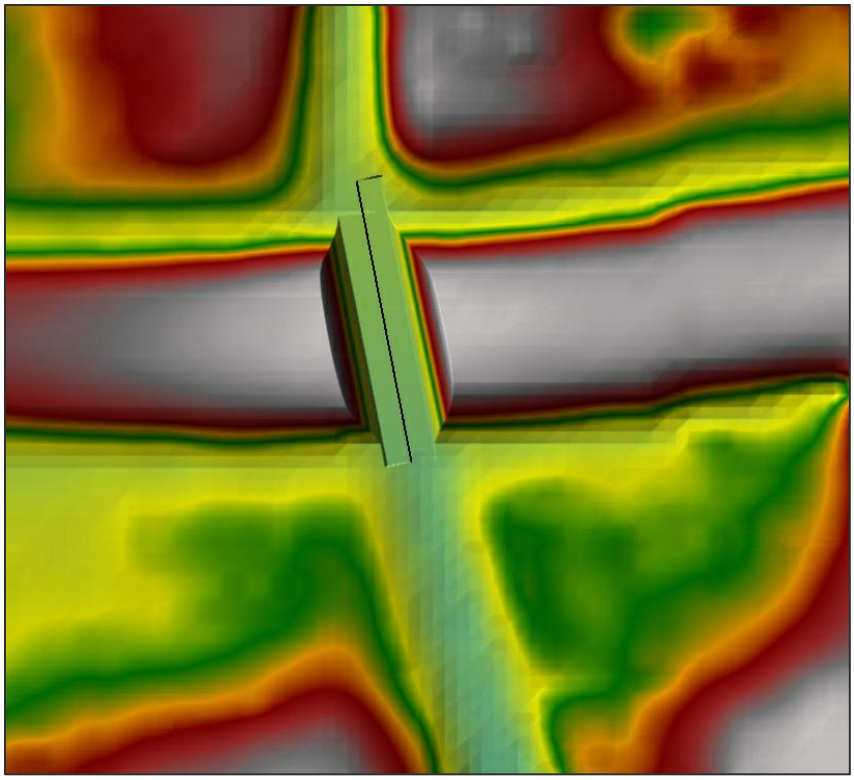


Figure 3. Terrain Conditioning Example

3.5.4 Infiltration Layer

The Green and Ampt dataset developed under Section 3.3 is applied to each model as an infiltration layer to calculate hydrologic losses in the hydraulic model. At each cell and time step, HEC-RAS retrieves the precipitation data, computes the hydrologic loss based on the underlying infiltration layer that is assigned to the cell, and applies the remaining excess precipitation runoff to the cell. Green and Ampt parameters used for the infiltration layer are highlighted in **Table 2**.

3.5.5 Manning's n Layer

A Manning's n roughness dataset was developed for the 2D mesh based on the NLCD land cover dataset. Manning's n-values were assigned to the different land cover types using the same values from the GLO RBFS. Traditionally, manning's n-values are developed assuming 1-dimensional (1D) flow patterns typical of channels and riverine floodplains. However, manning's n-values are actually a function of flow depth with shallower flow requiring higher manning's n-values to accurately reflect the high friction characteristic typical of shallow flow conditions. Manning's n-value calibration regions were added along the Guadalupe river and other riverine systems to provide finer resolution in the land cover layer. An example of these calibration regions is shown in **Figure 4**.

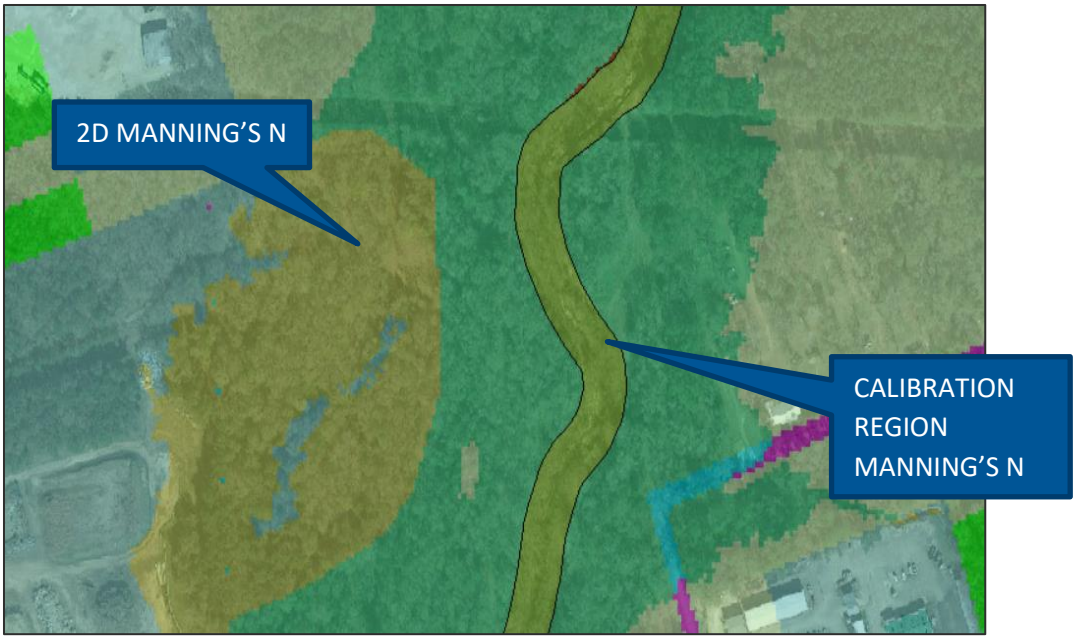


Figure 4. Manning's n Layer Example

3.5.6 Impervious Cover

Impervious percent values were added as a separate layer into the HEC-RAS model to account for imperviousness and vary from 0% impervious to 100% impervious. Impervious cover is shown in **Exhibit 8**.

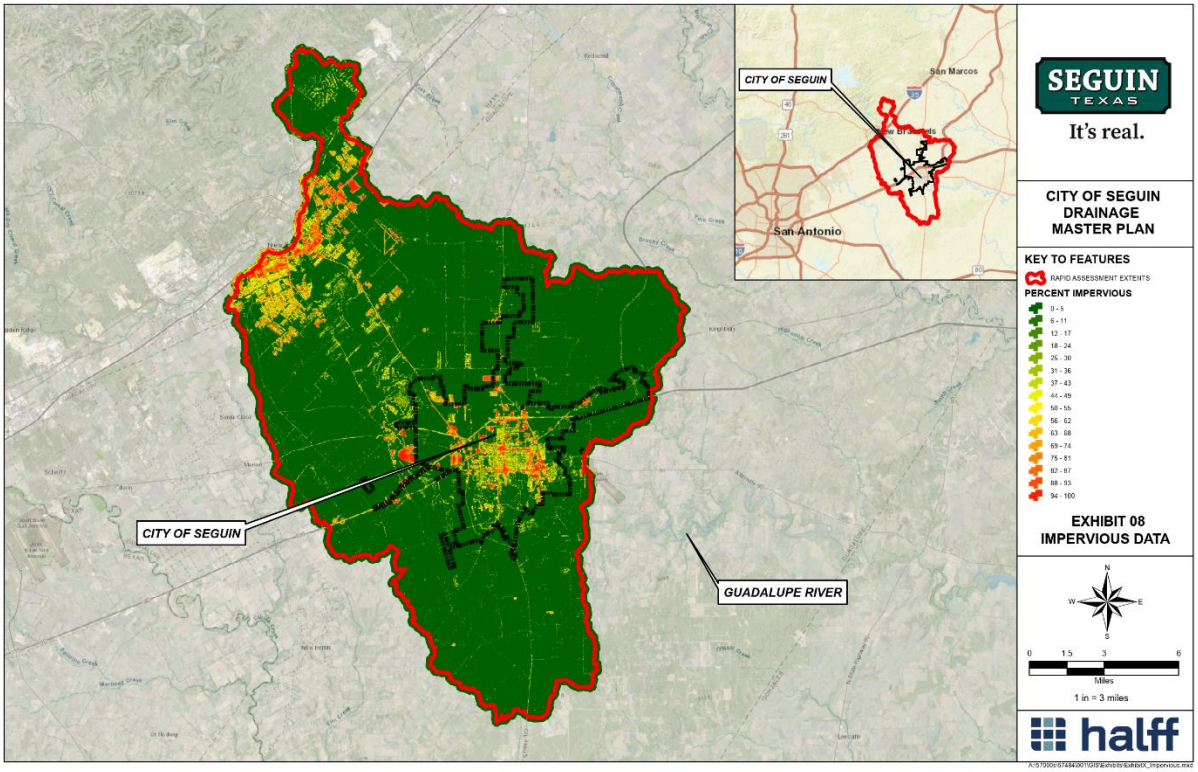


Exhibit 8. NLCD 2019 Impervious Cover

In urban areas, buildings often inhibit the flow of water but still provide floodplain storage if inundated. To account for this, the manning's n layer for areas such as residential developments typically have a higher value that is weighted high due to the structures on the lots. For this study, it was decided that additional detail needed to be provided for commercial areas where there are often large open parking areas that may have a low manning's n but are inaccurately weighted high due to the large buildings on the site. Therefore, commercial developments and urbanized areas falling under the land cover category Developed, High-Intensity and Developed, Medium-Intensity were given a lower manning's n of 0.02 to reflect the parking lots and any building greater than 5,000 square feet was given a much higher manning's n-value of 10. This threshold was chosen to pass over typical residential structures which are already reflected in the residential manning's n classification but still pick up the typical large commercial and industrial buildings. The high manning's n-value for buildings allows for the precipitation to be applied to the building area and be allowed to drain out of the cell while still providing enough friction to mimic the inhibitive effects of the building during high flood conditions. **Figure 5** shows this application to the manning's n layer.

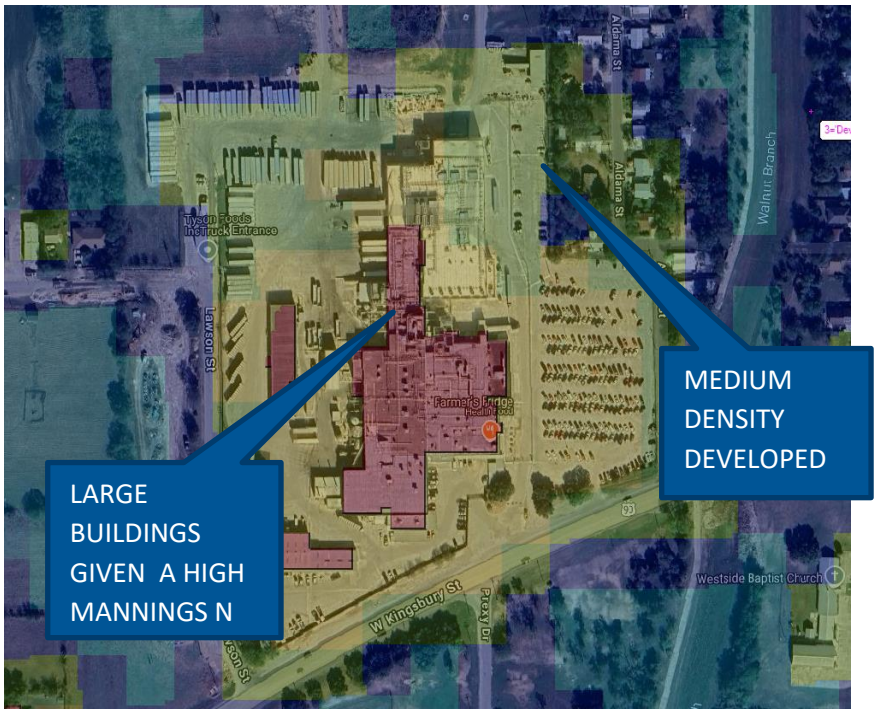


Figure 5. Building Manning's n Layer Example

Table 3 shows the manning's n-values assigned to the different land cover classifications.

Table 3. Manning's n Roughness

Land Cover Classification	Manning's n
Open Water	0.035
Developed, Open Space	0.04
Developed, Low Intensity	0.08
Developed, Medium Intensity	0.02
Developed, High Intensity	0.02
Barren Land (Rock/Sand/Clay)	0.03
Deciduous Forest	0.10
Evergreen Forest	0.15
Mixed Forest	0.12
Shrub/Scrub	0.08
Grassland/Herbaceous	0.04
Pasture/Hay	0.045
Cultivated Crops	0.05
Woody Wetlands	0.07
Emergent Herbaceous Wetlands	0.05
Buildings (>5,000 ft^2)	10.0

3.6 Results

The models were computed for each watershed for the 50-percent AEP, 20-percent AEP, 10-percent AEP, 4-percent AEP, and 1-percent AEP. Various spatial results can be provided as a result of the hydraulic simulation, but the primary results analyzed in this study are the water surface elevation and depth rasters. The water surface elevation raster provides a 2D grid of water surface elevations across the entire watershed. The depth raster provides a 2D grid of depth of ponding based on the referenced underlying terrain (see **Figure 6**).



Figure 6. Depth Raster Example

Modeling results for the 100-Year floodplain are included in **Exhibit – RAA FP** in **Appendix B**. Flood comparisons between the Seguin Rapid Assessment and Guadalupe BLE study and the GLO RBFS and Seguin Rapid Assessment study are provided as **Exhibit – BLE vs RAA** and **Exhibit – GLO vs RAA** respectively within **Appendix B**.

4.0 Introduction – Risk Area Identification

A flood risk evaluation was performed for the City of Seguin (City). This was done by completing rapid assessment hydraulic modeling and using the results from the analysis in conjunction with historical flood data and consultation with City staff to determine areas of current high flood risk. These high flood risk areas were identified as drainage problem areas that may see benefit through proposed projects.

5.0 Problem Area Identification Approach

Problem areas were identified based on 3 categories: City staff identified problem spots, existing drainage issues through flood complaint data points, and the number of flooded structures and roadways shown in preliminary modeling. Historically flooded structures were not considered at this time as all historical flood claim data points were within the Guadalupe River floodplain which are identified as regional project areas that may be considered for future studies. Overall, 29 problem areas were identified. After the initial identification, the projects were screened further using a scoring matrix to prioritize areas of higher impact. To be classified as a potential project, the problem area needed to have at least 1 inundated structure OR 1 inundated roadway in the rapid assessment modeling for the 25-Year flood event.

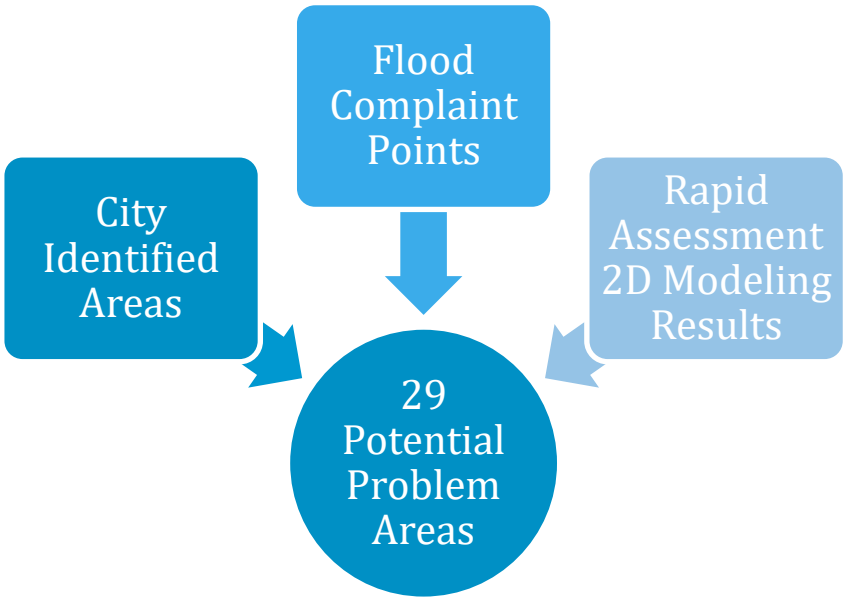


Figure 7. Problem Area Identification

The 29 problem areas were then separated into 11 Tier 1 risk areas, 7 Tier 2 risk areas and 11 Tier 3 risk areas, and 3 regional project areas that may considered for future studies.

5.1 Summary

A summary of all identified drainage problem areas is provided in **Table 4**. A variety of scoring systems were evaluated to explore project rankings by considering different score weights and categories. The score matrices are provided in **Table 5** along with the resulting project ranks in **Table 6** and **Table 7**. The problem areas are assigned a letter and a location identifier based on a road, road intersection, or area of interest. An overall view of the identified project areas is provided in **Exhibit – Risk Area Locations** which has been included in **Appendix B**.

Table 4. Identified Problem Areas

Risk Area	Location	At-Risk Structures (25-Year)	At-Risk Structures (100-Year)	At-Risk Roads (25-Year)	Single Access	Low Water Crossing	Potential Impacts from Future Development
A	N Guadalupe & Humphrey	15	15	2	NO	NO	NO
B	Baurer & Ireland	21	26	6	NO	NO	NO
BB	Baxter and Hiedeke	5	14	3	NO	NO	NO
C	Heideke & Mountain	1	11	1	NO	NO	NO
CC	Matthies Drive	0	0	0	YES	NO	YES
D	Hallmark Rd and E Walnut	2	2	1	NO	NO	YES
DD	Goodrich St. and Guadalupe St.	3	3	3	NO	NO	NO
E	Stanley Way	13	19	3	NO	NO	NO
F	Hexel Property & Highway 123	2	2	0	NO	NO	YES
G	New Braunfels St.	2	3	1	NO	NO	NO
H	Kingsbury at Walnut Branch and Aldana at Kingsbury.	43	54	5	NO	NO	NO
I	8th Street	0	0	1	NO	NO	NO
J	Burges St.	4	14	5	NO	NO	NO
K	Nelda and Fair	1	1	8	NO	NO	NO
L	FM 464 & Kingsbury	13	19	1	YES	NO	YES
M	River Oak & FM 725	0	0	2	NO	YES	YES
N	Villa Vista & Highway 46	4	8	1	YES	NO	NO
O	Burr Oak	1	2	2	YES	NO	NO
P	Twin Oak and Red Oak	0	0	1	YES	YES	NO

Table 4. Identified Problem Areas (Continued)

Risk Area	Area Name	At-Risk Structures (25-Year)	At-Risk Structures (100-Year)	At-Risk Roads (25-Year)	Single Access	Low Water Crossing	Potential Impacts from Future Development
Q	Woodstone	1	1	1	YES	YES	NO
R	Westgate	4	4	1	NO	NO	NO
S	Friesenhahn	0	0	1	NO	NO	YES
T	Cedar	0	0	1	NO	NO	NO
U	Middletown	0	0	4	NO	YES	NO
V	Old Town	0	0	1	YES	NO	NO
W	Montwood	0	0	1	YES	YES	NO
X	Short Ave.	35	38	5	NO	NO	NO
Y	Mesquite St.	3	7	7	NO	NO	NO
Z	Vincent Patlan Elementary School	0	0	1	NO	NO	NO

5.2 Ongoing Projects

The City provided Halff a list of ongoing projects to help better understand which risk areas may already have improvements that will not be reflected in modeling results or will likely have projects underway in the future. Ongoing projects are shown in **Exhibit – Ongoing Projects** provided in **Appendix B**.

5.3 Drainage Complaints

The City provided Halff with GIS shapefiles outlining public complaints due to flooding and was updated periodically throughout the risk analysis process as new complaints were received. These flood complaint points were used to help rank risk areas, with more complaints equating to a higher score for that risk area. An overview of collected flood issue points is shown in **Exhibit – Drainage Complaints** provided in **Appendix B**.

5.4 Single Access Neighborhoods

Single access neighborhoods were identified through aerial imagery and developed into a GIS point shapefile. These single access areas were used to help rank risk areas. An overview of single access neighborhoods is shown in **Exhibit – Single Access Neighborhoods** provided in **Appendix B**.

5.5 Low Water Crossings

Low Water Crossing data was retrieved from the City and used to help rank risk areas. Several areas not identified as a low water crossing in the city-provided shapefile were added to the overall shapefile. An overview of all low water crossings identified within city limits is shown in **Exhibit – Low Water Crossings** and provided in **Appendix B**.

5.6 Existing Storm Drain

Existing Storm Drain developed by SAM Inc. was assessed and used for risk area ranking. Storm drain systems are not reflected in rapid assessment modeling results and are therefore only used as an indicator that subsurface drainage exists and that flood results shown for risk areas may be inflated. Existing storm drain features will help identify potential projects and project limitations. An overview of existing storm drain is shown in **Exhibit – Existing Storm Drain** and provided in **Appendix B**.

5.7 Future Landuse

Halff utilized future landuse to help categorize risk areas to determine if there is potential for increases in stormwater runoff due to new development. Future landuse is shown in **Exhibit 9** below.

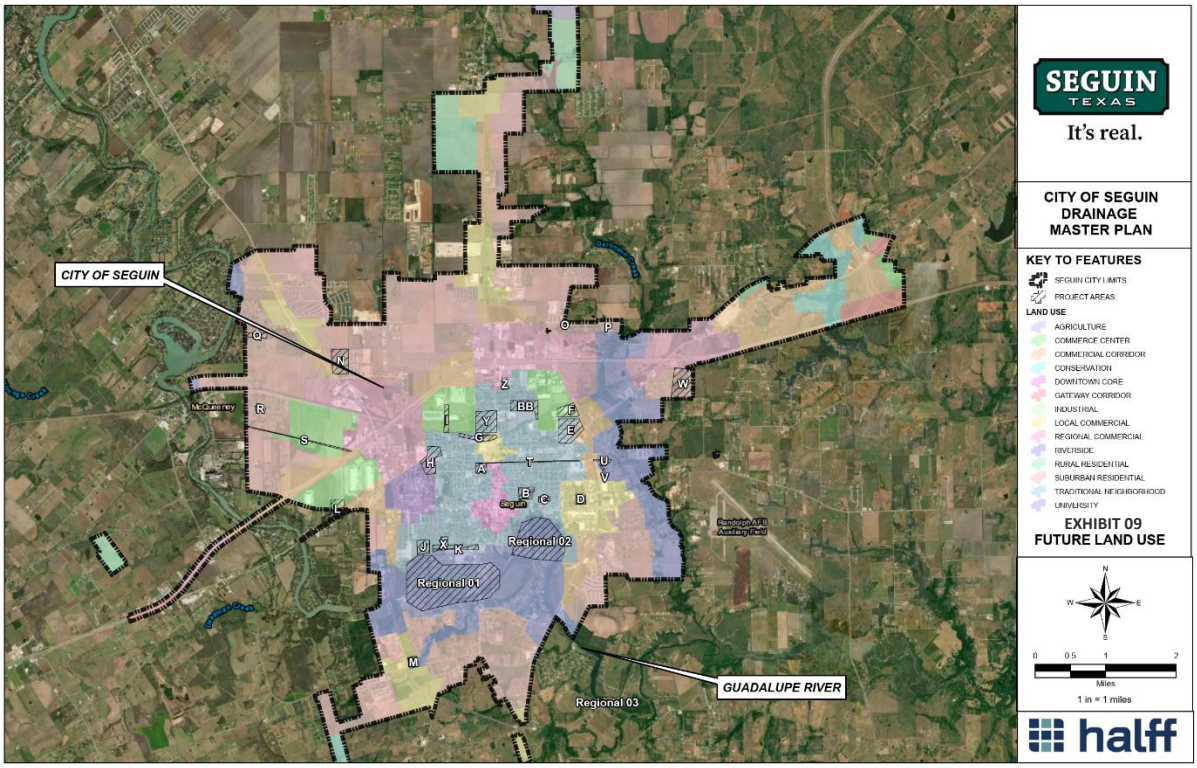


Exhibit 9. Future Land Use

5.8 Dam Locations

The National Inventory of Dams (NID) website was used to collect dam point data for the City. While only one dam, the Walnut Branch North Detention Dam, is located within city limits, 3 dams are located directly upstream and adjacent to the city. Public NID data for the Lake Meadow dam directly downstream of the City is provided in **Appendix C**. An exhibit outlining the 6 dams surrounding or within the City is shown in **Exhibit 10** below.

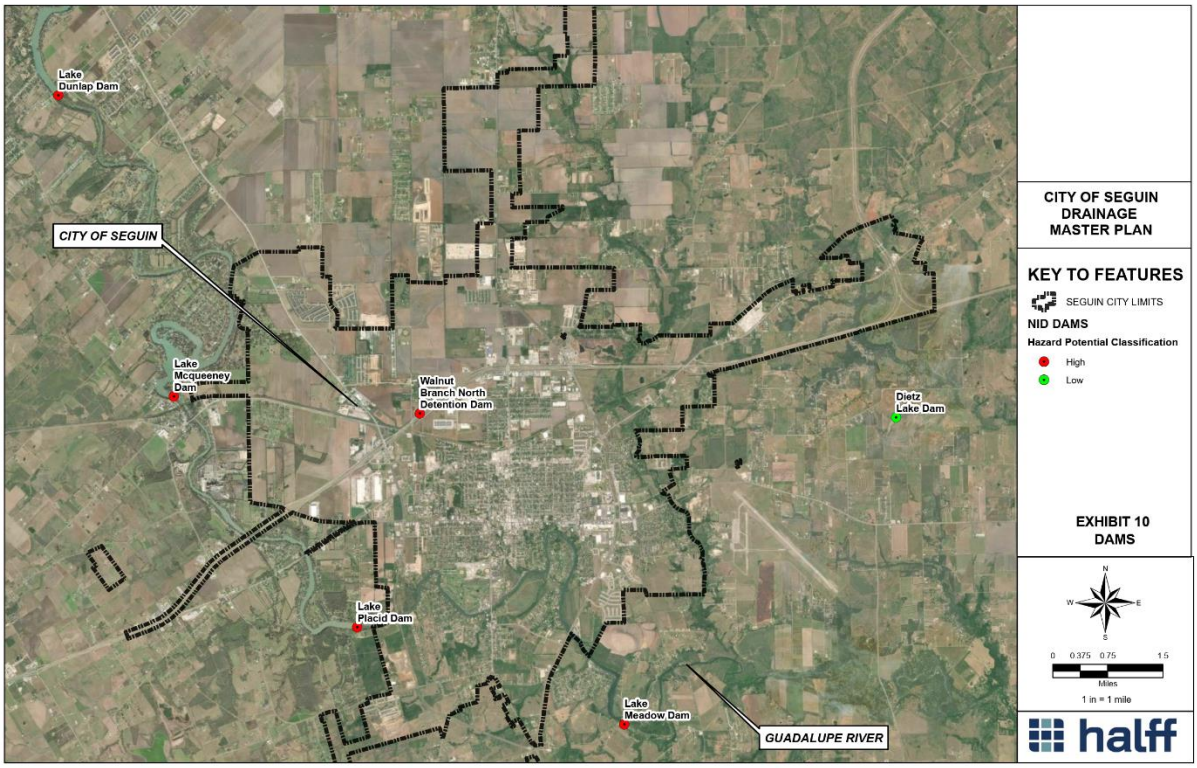


Exhibit 10. Dams

5.9 Structures

Building footprints were obtained from the Texas Water Development Board (TWDB) 2025 building dataset. Buildings were reviewed in each risk area to determine if any structural inundation would occur during the modeled storm events. The 25-Year storm event was mainly used for this impact assessment.

5.10 Risk Area Ranking

The ranking matrices were created to help identify project areas of greater concern and develop an overall ranking system to better determine order for capital improvement project development. Below are the categories used for project scoring and how they were scored based off modeling results and city provided data. Some scoring categories are named the same but utilize and apply modeling results differently. Scoring matrices are further defined in **Table 5**.

- **Scale of Structural Flood Risk (Matrix 1):**
    - Utilizes rapid assessment modeling results to identify buildings intersecting floodplains. Any building touching the floodplain was counted as inundated. This ranking was based on the occurrence of inundation of any structure in the various storm events (10-Year, 25-Year, and 100-Year) and not based on how many structures were in each storm event. Number of buildings intersecting floodplains was not considered. If a single building is within the 10-year floodplain, the category was scored at

the highest level at 15. If a single building is within the 100-year floodplain but no other floodplains, the category was scored at the lowest level.

- **Scale of Structural Flood Risk (Matrix 2 - 3):**
  - Utilizes 25-Year modeling results to identify buildings intersecting floodplains. Any building touching the floodplain was counted as inundated. The number of buildings intersecting the floodplain was considered. The more buildings inundated, the higher the category was scored.
- **Scale of Structural Flood Risk (Matrix 4):**
  - Utilizes modeling results to identify buildings intersecting floodplains and an assumed building replacement value (BRV). BRV's utilize a default dollar amount of $100 (designated by FEMA for benefit costs analysis purposes) and the building's area and is calculated as BRV = $100 x building area (sq ft). This category is not meant to act as a predictor of total flood damages, but as a rough estimate on potential dollar impact within risk areas.
- **Road flooding and Mobility:**
  - 25-Year inundation depths along roadways were assessed and categorized as either passable or impassable. Road inundation 1.0 ft or above was classified as impassable and given a higher score.
- **Neighborhood Access:**
  - Single access neighborhoods were identified through aerial imagery. Any project area associated with a single access neighborhood was given a higher score.
- **Reported Flood Complaints:**
  - Project areas were given higher scores with the presence of identified flood complaints. No flood complaints gave the lowest score and 3 or more complaints gave the highest.
- **Potential Impacts from Future Development:**
  - Future landuse data was utilized to assess whether the identified project area was within an area that may receive increased runoff through city development. Landuse categories that were assessed to contribute to potential runoff increases are Commercial Corridor, Commerce Center, and Industrial.
- **Presence of Storm Drain:**
  - Storm drain data provided by SAM Inc. was used to confirm the presence of storm drain within project areas. An extensive storm drain network would result in a lower score and no storm drain would result in a higher score.
- **Expected Road Impacts:**
  - Total length of inundated roads during the 25-Year event was assessed for project areas. Any flood depth at or above 0.5 feet was assumed as inundated and added to the total length of road inundation for that area. Road inundation did not need to be continuous along the entire road to be accounted for and any presence of flooding was measured and accounted for.

Table 5. Scoring Matrix

Scoring Matrix 1		
Ranking Category	**Sub Category Weight**	**Scoring**
Scale of Structural Flood Risk	15	0: No structural flood risk 5: 100-Year structural flood risk 10: 25-Year structural flood risk 15: 10-Year structural flood risk

Scoring Matrix 1 (Continued)		
Road Flooding and Mobility (25-Year)	10	5: Isolated roadway and intersection flooding 10: Flood depths make road impassable
Neighborhood Access	5	2: Single access or low water crossing 5: Single access and Low water crossing.
Reported Flood Complaints	5	0: No flood complaints 2: 1 or more flood complaints 5: 3 or more flood complaints
Potential Impacts from Future development	5	0: Not within a high-density development area 5: Within a high-density development area
Scoring Matrix 2		
Ranking Category	**Sub Category Weight**	**Scoring**
Scale of Structural Flood Risk (25-Year)	15	0: No structural flood risk 5: 1-5 inundated structures 10: 5-10 inundated structures 15: 10 or more inundated structures
Road Flooding and Mobility (25-Year)	10	5: Isolated roadway and intersection flooding 10: Flood depths make road impassable
Neighborhood Access	5	2: Single access or low water crossing 5: Single access and Low water crossing.
Reported Flood Complaints	5	0: No flood complaints 2: 1 or more flood complaints 5: 3 or more flood complaints
Potential Impacts from Future development	5	0: Not within a high-density development area 5: Within a high-density development area
Scoring Matrix 3		
Ranking Category	**Sub Category Weight**	**Scoring**
Scale of Structural Flood Risk (25-Year)	15	0: No structural flood risk 5: 1-5 inundated structures 10: 5-10 inundated structures 15: 10 or more inundated structures
Road Flooding and Mobility (25-Year)	10	5: Isolated roadway and intersection flooding 10: Flood depths make road impassable

Scoring Matrix 3 (Continued)		
Presence of Storm Drain	9	0: Extensive storm drain network 3: Some storm drain 9: No storm drain present
Neighborhood Access	5	2: Single access or low water crossing 5: Single access and Low water crossing.
Reported Flood Complaints	5	0: No flood complaints 2: 1 or more flood complaints 5: 3 or more flood complaints
Potential Impacts from Future development	5	0: Not within a high-density development area 5: Within a high-density development area
Scoring Matrix 4		
Ranking Category	**Sub Category Weight**	**Scoring**
25-Year Structural Impact Value (Dollars)	15	0: No structural flood risk 5: < $2,000,000 impacted 10: < $4,000,000 impacted 15: > $5,000,000 impacted
Expected Road impacts (Feet)	15	0: No road impacts 5: < 1,000 ft of road inundation 10: < 3,000 ft of road inundation 15: < 5,000 ft of road inundation
Road Flooding and Mobility (25-Year)	10	5: Isolated roadway and intersection flooding 10: Flood depths make road impassable
Neighborhood Access	5	2: Single access or low water crossing 5: Single access and Low water crossing.
Reported Flood Complaints	5	0: No flood complaints 2: 1 or more flood complaints 5: 3 or more flood complaints
Potential Impacts from Future development	5	0: Not within a high-density development area 5: Within a high-density development area

5.11 Risk Area – Scoring Results

Each risk area was scored 4 different times using the provided matrices to allow the City to choose one matrix over the others if desired. An average risk area score was created from the 4 resulting scores. **Table 6** lists results from all scoring matrices and

Table 7 lists the averages scores ranked. Final scores were separated into 3 Tiers. With a total maximum possible score of Tier 1 including the highest ranked risk areas with scores at or above 25. Tier 2 includes lower-ranked risk areas with scores at or above 20 that may still be of interest to the City of Seguin for potential projects. Any risk area below a score of 20 was categorized as Tier 3 and will likely be of less concern to the city for potential projects.

A total of 11 risk areas are included in Tier 1, 7 risk areas in Tier 2, and 11 risk areas in Tier 3.

Table 6. Scoring Results – All Matrices

Scoring List 01		Scoring List 02		Scoring List 03		Scoring List 04	
L	32	BB	30	L	36	H	40
BB	30	H	30	H	33	BB	35
D	30	B	27	B	30	D	35
H	30	L	27	BB	30	X	35
Q	30	A	25	S	28	Y	35
Y	30	E	25	X	28	B	32
B	27	X	25	N	26	E	30
C	27	C	22	A	25	K	30
J	27	D	20	C	25	S	29
N	27	F	20	E	25	J	27
A	25	Y	20	Q	24	L	27
DD	25	S	19	R	24	A	25
E	25	M	18	D	23	M	23
K	25	J	17	F	23	C	22
R	25	N	17	Y	23	N	22
X	25	O	17	U	21	O	22
O	22	DD	15	V	21	T	22
S	22	K	15	J	20	U	22
G	20	P	15	O	20	DD	20
F	17	Q	15	I	19	G	20
M	17	R	15	Z	19	P	20
P	15	W	15	M	18	Q	20
W	15	T	12	P	18	R	20
T	12	U	12	CC	16	W	20
U	12	V	12	DD	15	V	17
V	12	G	10	K	15	F	15
Z	12	I	10	W	15	I	15
I	10	Z	10	G	13	Z	15
CC	7	CC	7	T	12	CC	7

Table 7. Scoring Results – Averaged

Average Score Sorted	
Risk Area	Score
Risk Area H – Kingsbury & Aldama	33
*** Risk Area L – FM 464 & Kingsbury**	32
Risk Area BB - Baxter & Ireland	31
Risk Area B – Bauer & Ireland	29
Risk Area X – Short Ave.	28
Risk Area D – Hallmark & Walnut	27
Risk Area DD – Goodrich and Guadalupe	27
Risk Area Y – Mesquite St.	27
Risk Area E – Stanley Way	26
Risk Area A – Guadalupe & Humphrey	25
***Risk Area S - Friesenhahn Rd.**	25
Risk Area C - Heideke & Mountain	24
***Risk Area N - Villa Vista & Highway 46**	23
Risk Area J - Burges St.	23
***Risk Area Q - Woodstone & Rudeloff**	22
Risk Area K – Nelda & Fair	21
Risk Area R – Westgate St.	21
***Risk Area O – Burr Oak**	20
Risk Area M – FM 725 & River Oaks	19
Risk Area F – Hexcel Property	19
***Risk Area P – Twin Oak & Red Oak**	17
***Risk Area U – Middletown Rd.**	17
***Risk Area W – Montwood Rd.**	16
Risk Area G – New Braunfels St.	16
***Risk Area V – Old Town Rd.**	16
Risk Area T – Cedar St.	15
Risk Area Z – Vincent Patlan Elementary School	14
Risk Area I – 8th St.	14
***Risk Area CC – Matthies Drive**	12

Each risk area was inspected after ranking to verify results and determine if the ranking seemed reasonable relative to flood impacts within the other risk areas. Some risk areas are marked with a * to indicate that a single access neighborhood is present. While some of these * risk areas ranked low in the overall risk area ranking due to little structural inundation or less extensive roadway inundation, these areas may still be of interest to the city for potential projects as access may be completely cut off during certain storm events.

5.12 Risk Area Overview

Each risk area was analyzed using 25-Year rapid assessment modeling results and City provided GIS data. The following section summarizes each risk area and provides a general visual overview of the area as a figure.

Risk Area A – Guadalupe and Humphrey

The subdivision N Guadelupe and W Humphrey encounters significant flooding with some structures and roads experiencing flooding up to 2.0 feet in depth. 100-Year flood depths inundate 11 structures and N Guadalupe St and W Humphreys St show significant flooding. An existing storm drain system is shown along both Guadalupe and Humphreys with modeling results likely worse than real-life conditions in this area. Potential scope of proposed project may include upgrades to both roadway and drainage infrastructure.

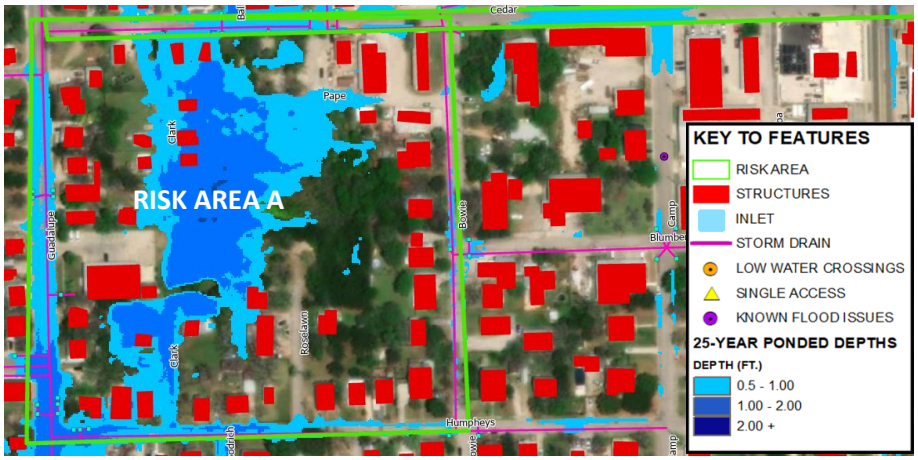


Figure 8. Risk Area A

Risk Area B – Bauer and Ireland

Extensive flooding along N Brauer St., E Ireland St., and E Walnut St. A total of 26 structures are inundated during the 100-Year event for this risk area. A storm drain network is present along E Ireland and Bauer and likely drains excess flooding at the Bauer and Ireland intersection. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated. Potential scope of proposed project may include upgrades to both roadway and drainage infrastructure.

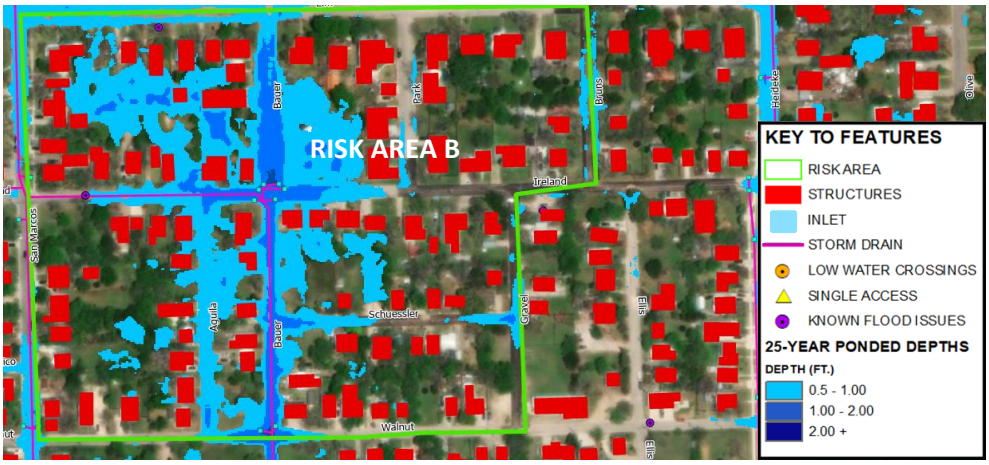


Figure 9. Risk Area B

Risk Area BB – Heideke

Severe flooding greater than 2.0 ft along E Baxter St. Flooding up to 2.0 ft along N Heideke St. 10 structures inundated within risk area. This risk area is part of a larger GLO drainage project (North Heideke Street Drainage Improvement Project) and does not account for storm sewer improvements. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated.

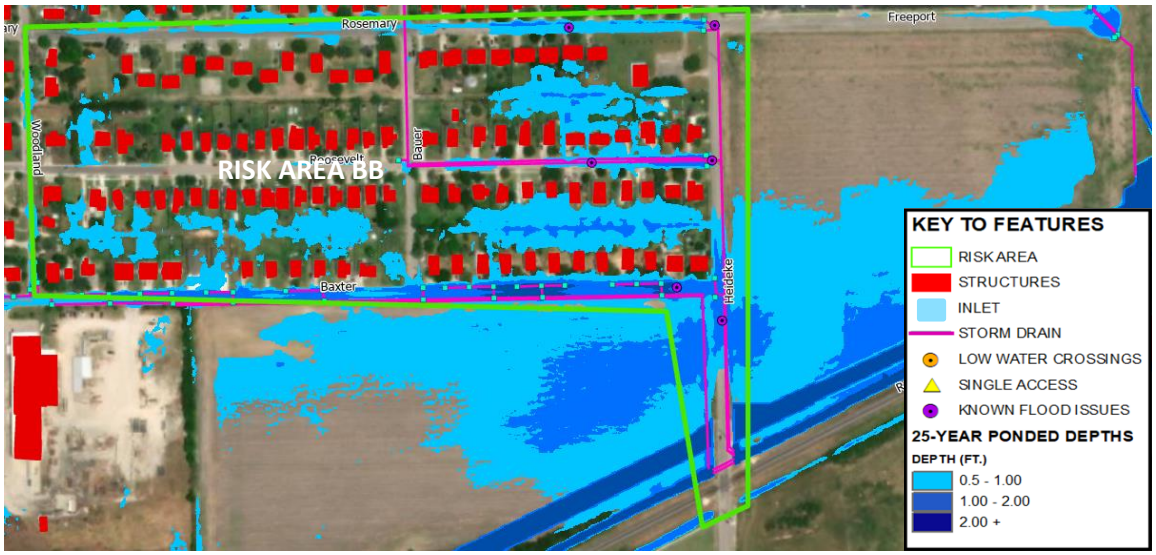


Figure 10. Risk Area BB

Risk Area C – Heideke and Mountain

Severe flooding of over 2.0 ft at intersection of E Mountain, N Heideke, and Olive St. 5 structures inundated during the 100-Year. Storm sewer system is present a the downstream end of the risk area that likely relieves flood waters built up along E Mountain St. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated. Potential scope of proposed project may include upgrades to both roadway and drainage infrastructure.

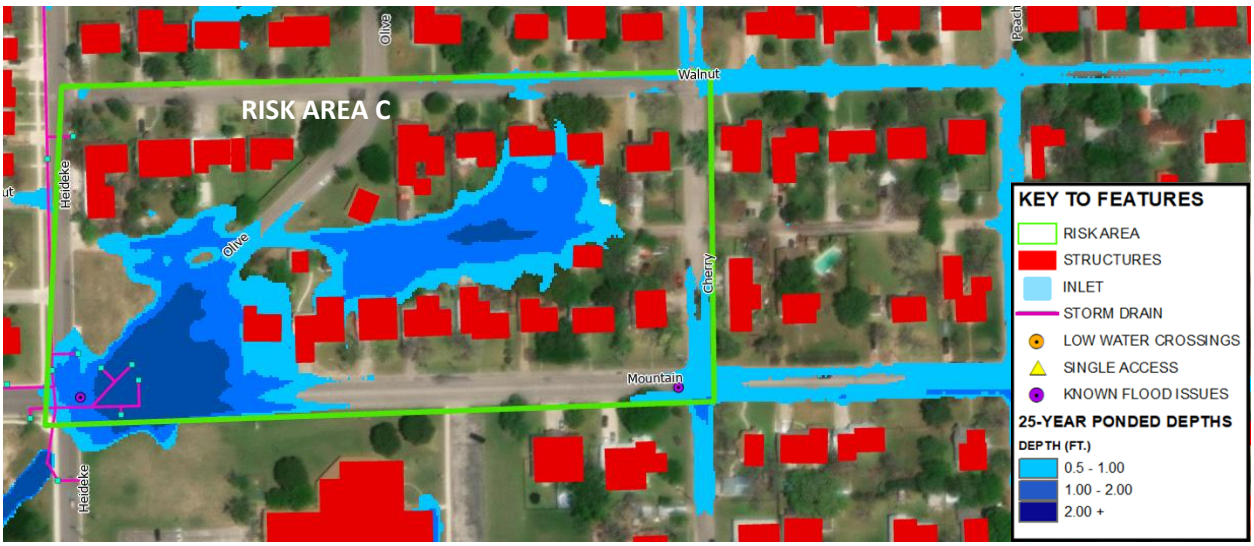


Figure 11. Risk Area C

Risk Area CC – C.H. Matthies Drive

Ponding within fields outside of Stone Ranch Townhomes with depths up to 2.0 ft of water for the 25-Year event. Subdivision is single access. No structural inundation for the 25-Year or 100-Year event but current flood conditions makes surrounding area undesirable for further development.

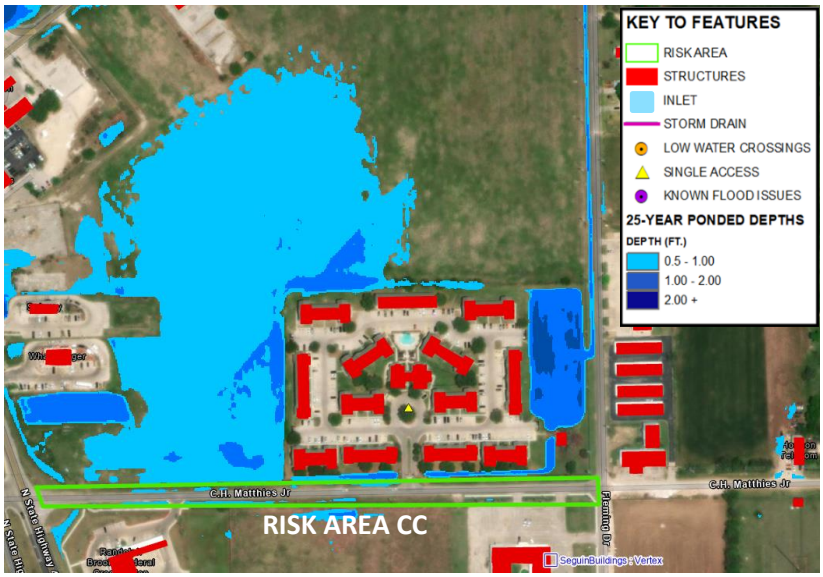


Figure 12. Risk Area CC

Risk Area D – Hallmark Rd. and E Walnut St.

Large area of ponding along privately owned ROW Hallmark Rd. and Leonard Ln. Storm drain system upstream of College St. is all directed into this area and is unable to drain properly to the storm drain system underneath Guadalupe Regional Medical Center.

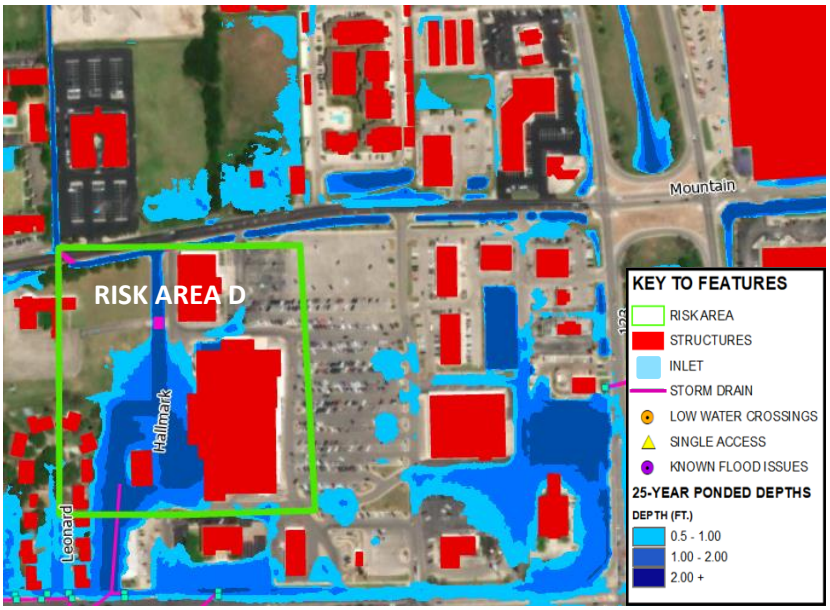


Figure 13. Risk Area D

Risk Area DD – Goodrich and Guadalupe

Road inundation up to 2 ft along Jefferson Ave, Live Oak St, and Goodrich St for the 25-Year storm event. Slight inundation of structures for the 25-Year and 100-Year storm event. Risk area likely to benefit from an existing conditions analysis for existing storm drain.

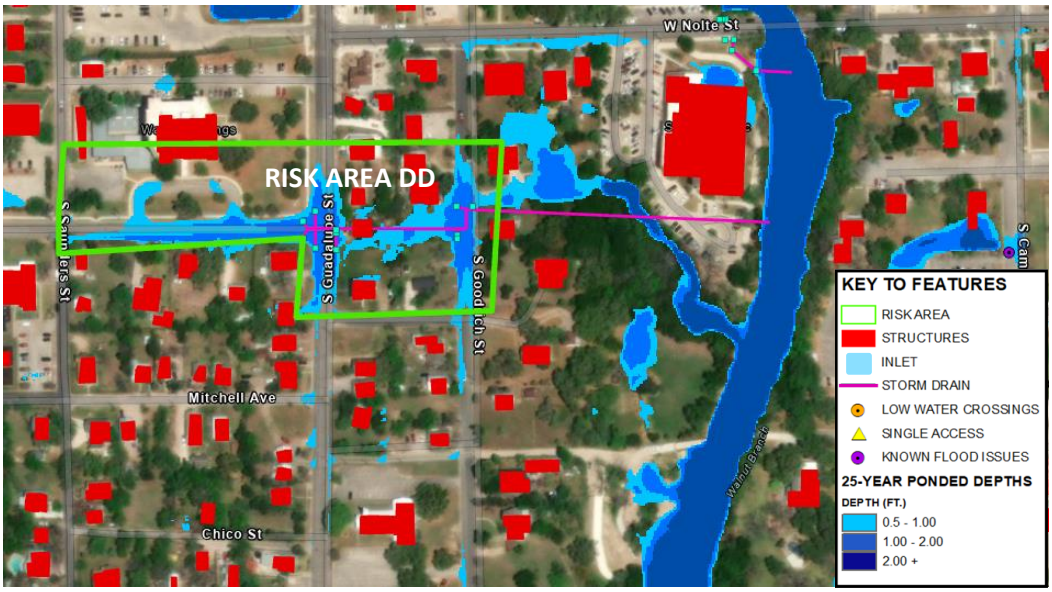


Figure 14. Risk Area DD

Risk Area E – Stanley Way

Road inundation at Sycamore and Vetter St. Some structural damage among houses along Sycamore St. and within the new development at the southern edge of the risk area. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated. Potential scope of proposed project may include upgrades to both roadway and drainage infrastructure.

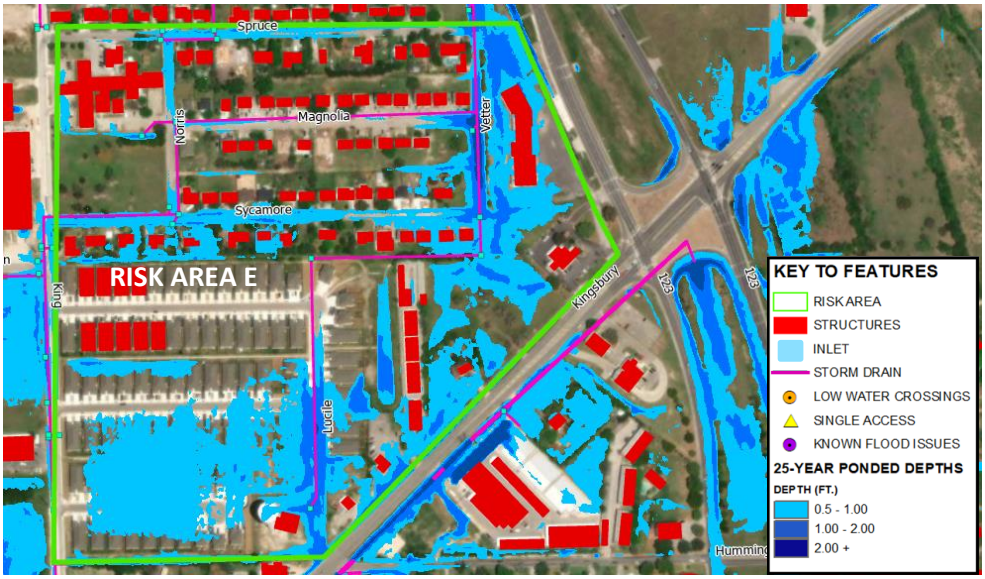


Figure 15. Risk Area E

Risk Area F – Hexcel Property

Some ponding along property parking areas. An undersized stormwater system along Highway 123 is present. There is considerable ponding along Highway 123 at the southeast section of the risk area.

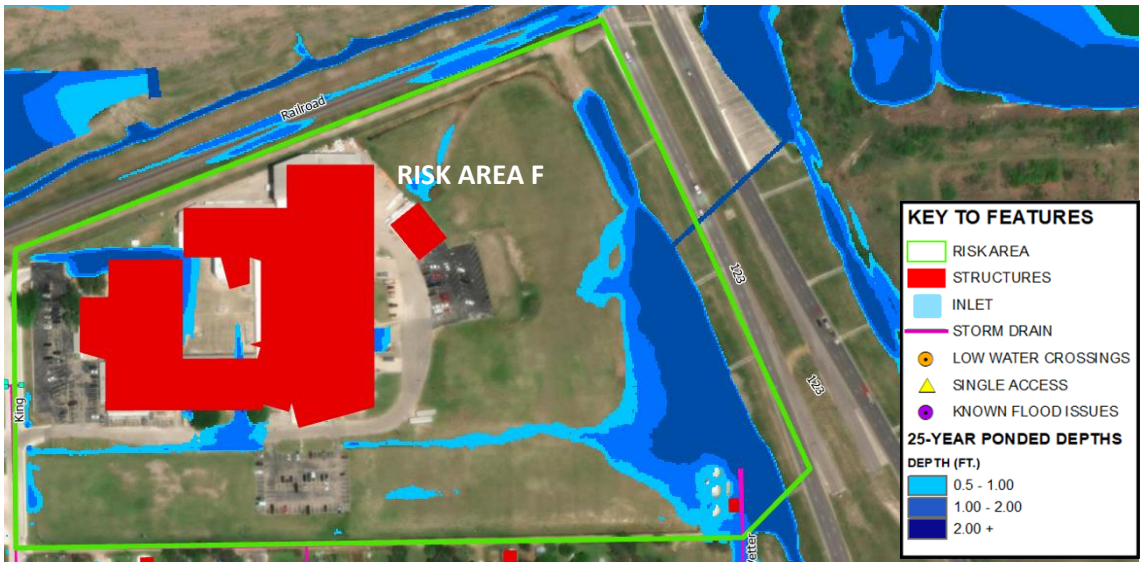


Figure 16. Risk Area F

Risk Area G - New Braunfels St.

Considerable ponding along railroad. N Guadalupe St. experiences up to 1.0 ft of flooding at the railroad crossing. Some structural inundation to industrial buildings. A GLO drainage and roadway project south of the railroad along W New Braunfels St. and Guadalupe St. was designed and constructed in 2024 and incorporates an improved storm drain and inlet system. This new system drains from west to east into another storm drain network under Collins Ave. and eventually outfalls south into Walnut Branch Creek near the intersection of 8th St. and San Antonio Ave.

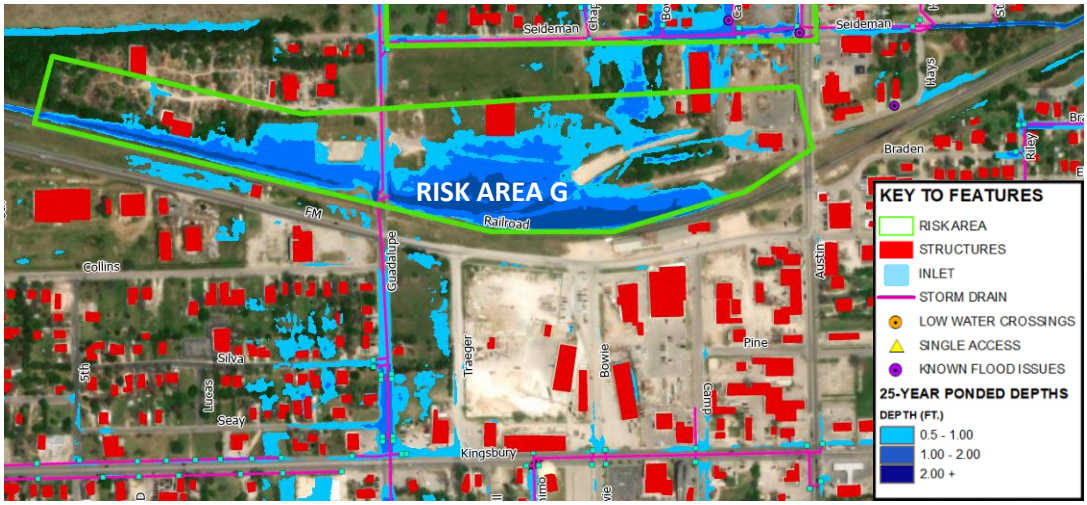


Figure 17. Risk Area G

Risk Area H – Kingsbury at Walnut Branch

Areas both north and south along Walnut Branch experience large flood depths over 2.0 ft. Much of the development North of Kingsbury is inundated with both structures and roadways experience 1 – 2 ft of inundation. The crossing at San Antonio Ave. includes recent roadway and culvert improvements but still shows flood inundation for the 25-Year and 100-Year flood events. There is extensive structural flooding just north of San Antonio Ave. reaching 1 – 2 ft in depth.

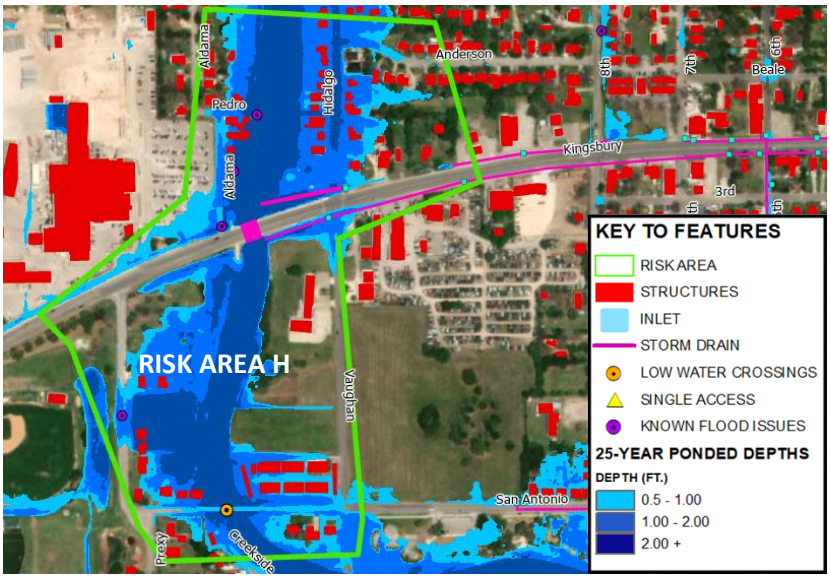


Figure 18. Risk Area H

Risk Area I – 8th street.

8th Street experiences flooding up to 2.0 ft at the very southern end of the street. A road improvement project overseen by Pape Dawson was completed in 2023 and is not represented within the rapid assessment model results shown.

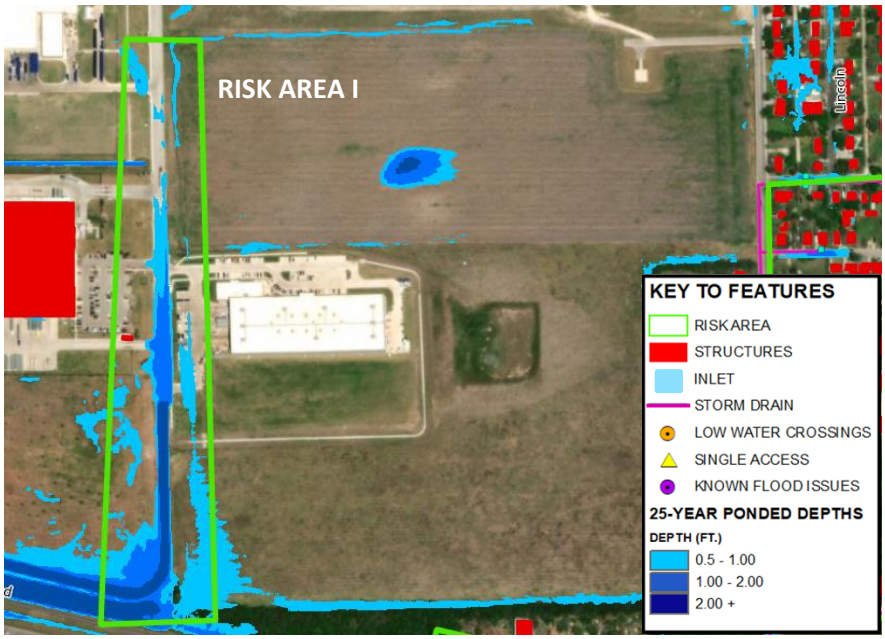


Figure 19. Risk Area I

Risk Area J – Burges Street

Minor impacts to structures but all roads experience high flood depths. Stormwater conveyance largely conducted by road drainage and directed to an existing 40” reinforced concrete pipe (RCP) system that drains south to the Guadalupe River.

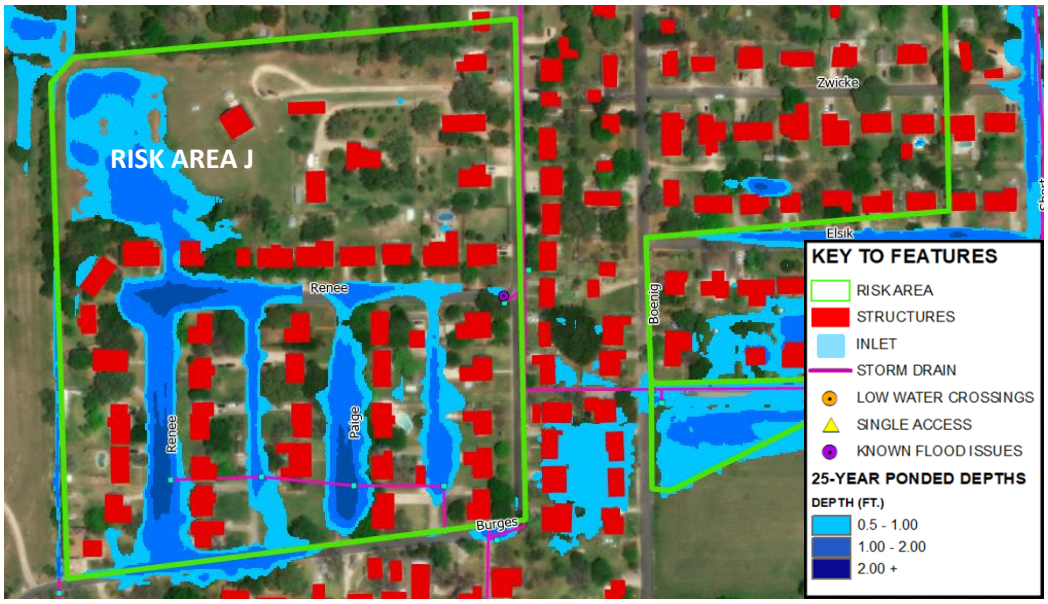


Figure 20. Risk Area J

Risk Area K – Nelda and Fair

Extensive street flooding along Nelda St. and Fair St. Flood depths increase going east and depths above 2.0 ft are experienced at the intersection of S Saunders St. and Fair St. Storm drain appears undersized with the majority of incoming RCP’s at 18” and the trunkline RCP along Fair St. at 48”. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated. This risk area may benefit from a preliminary engineering report (PER) and help determine project limits in conjunction with Risk Area X.

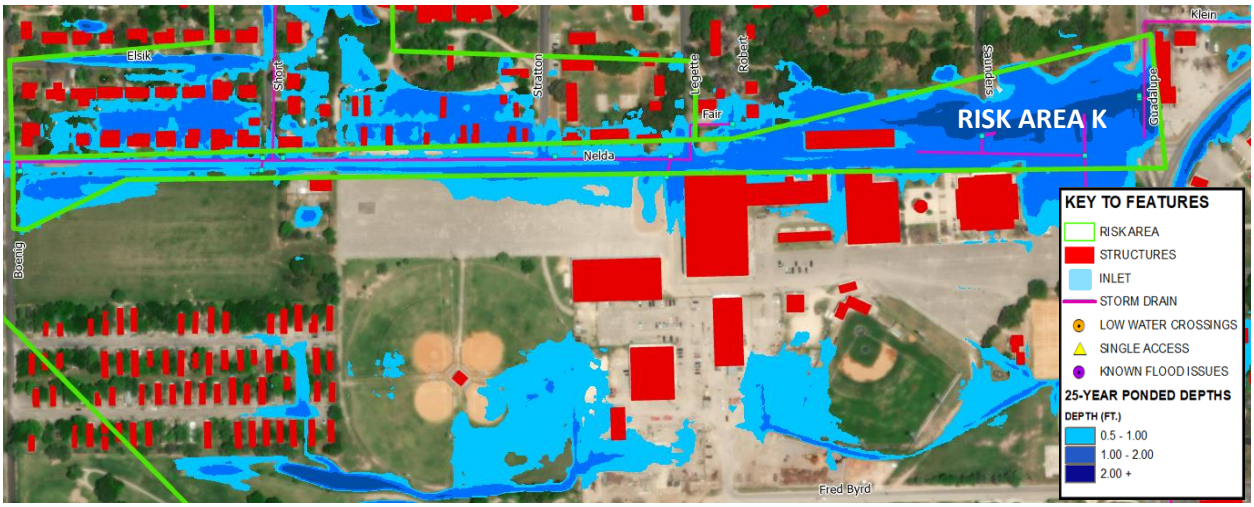


Figure 21. Risk Area K

Risk Area L – FM 464 and Kingsbury

Minor flooding of mobile homes north of FM 464. Mobile home lot is single access but does not have any inundation which prevents vehicle passage for the 25-Year. Vehicle passage during the 100-Year event will be unsafe as depths exceed 1.0 ft at the entrance/exit of the lots. FM 464 experiences large inundation depths near the intersection with Kingsbury.

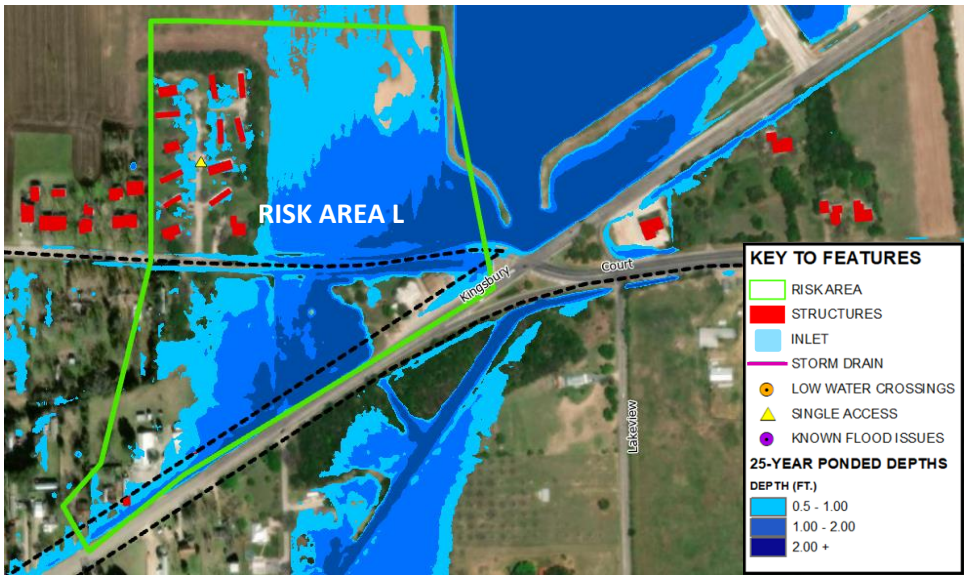


Figure 22. Risk Area L

Risk Area M – FM 725 and River Oaks at Mays Creek

Existing low water crossing at River Oak Dr. experiences flood depths above 2.0 ft. A GLO project for Mays Creek for channel grading and culvert improvements is ongoing and will realign the roadway.

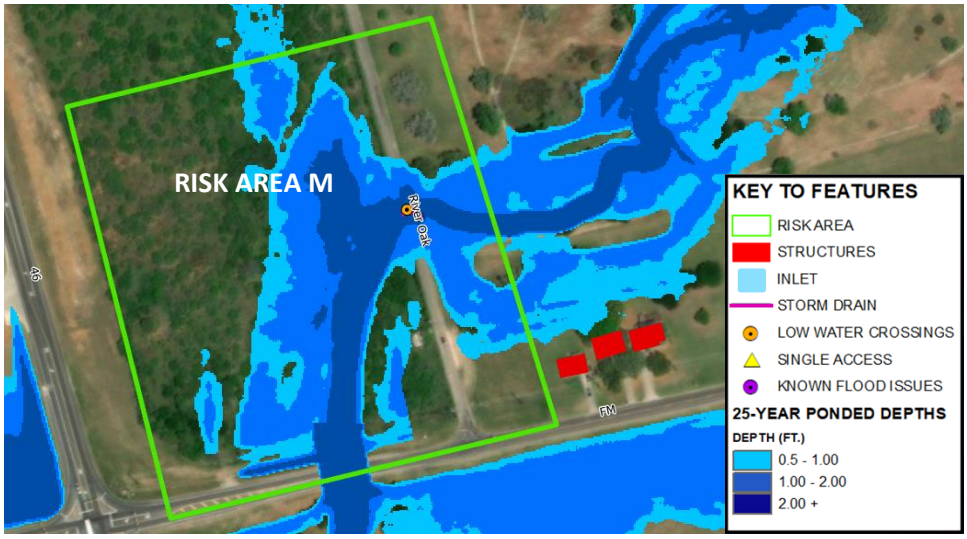


Figure 23. Risk Area M

Risk Area N – Villa Vista and Highway 46

Single access mobile home neighborhood. Minor structural impacts for the 25-Year and 100-Year events. Neighborhood is single access with entrance/exit impassible for all storm events. Roads within mobile home neighborhood are private.

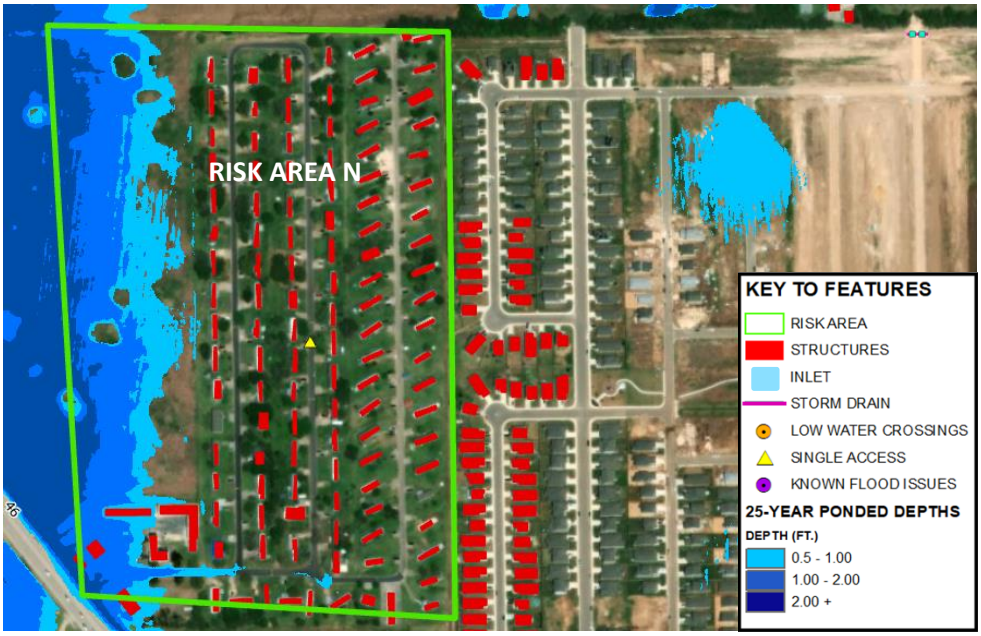


Figure 24. Risk Area N

Risk Area O – Burr Oak

Single access entry at Burr Oak. Intersection at Burr Oak and E. Martindale becomes inundated with up to 1.0 ft of water during the 100-Year flood event.

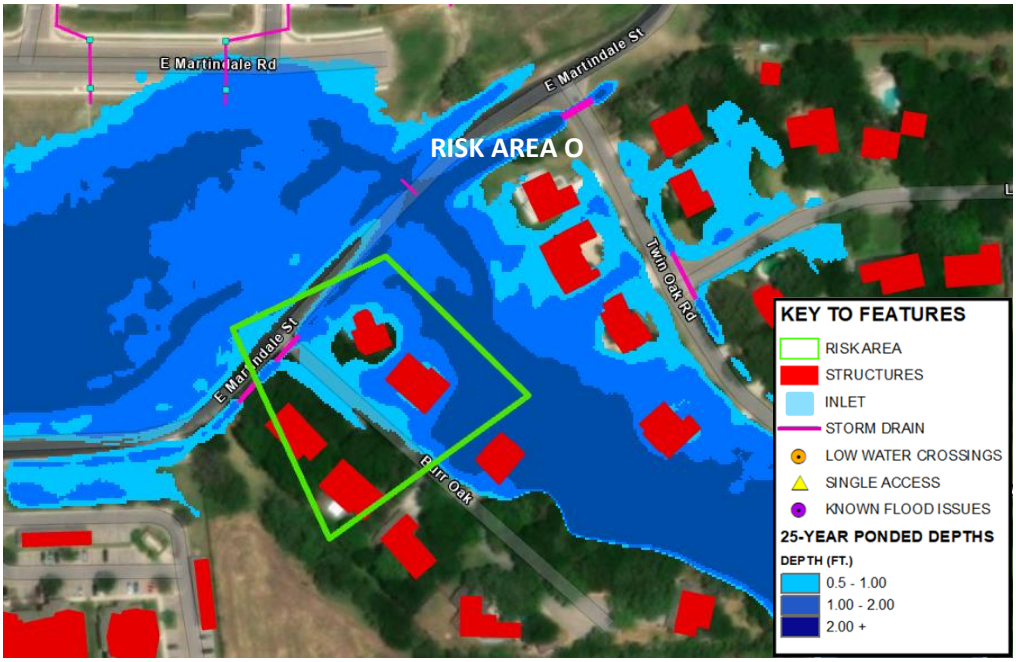


Figure 25. Risk Area O

Risk Area P – Twin Oak and Red Oak

Low water crossing with a single access neighborhood located east. Crossing experiences depths up to 1.0 ft for the 2-Year event.

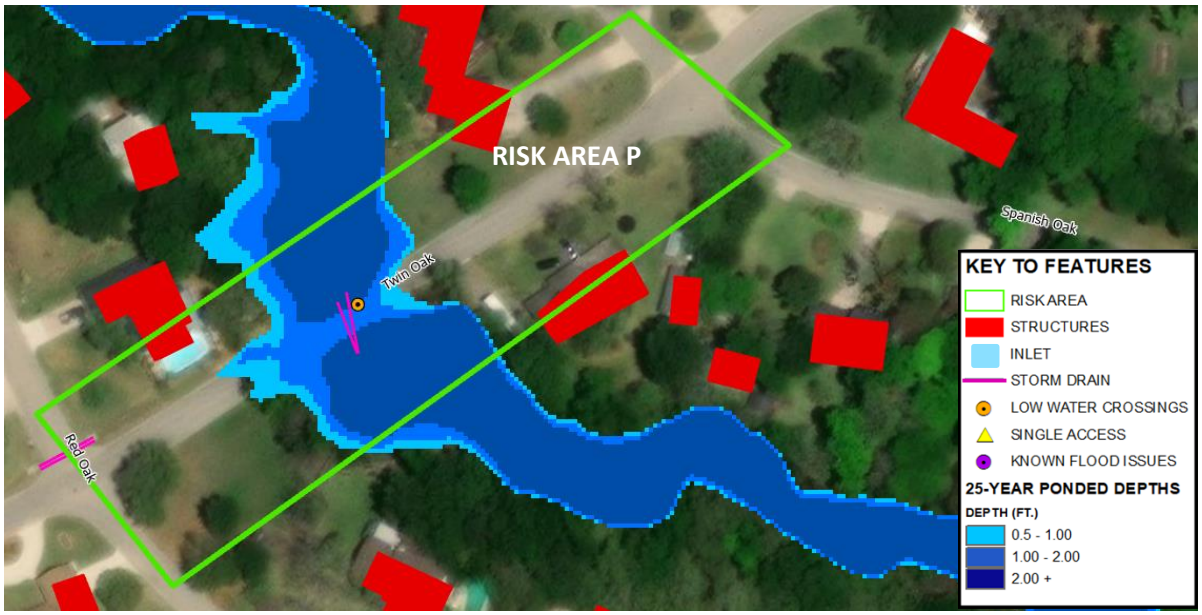


Figure 26. Risk Area P

Risk Area Q – Woodstone and Rudeloff

Low water crossing at single access neighborhood. Road becomes inundated with up to 2.0 ft of water during the 2-Year event. City has classified this risk area as low priority.



Figure 27. Risk Area Q

Risk Area R – Westgate

High flood depths along Westgate St. Depths for the 2-Yeare event exceed 1.0 ft. City has assessed this neighborhood resides on a septic system. Mitigation assessments may include additional expense to determine and avoid the spray field and systems.

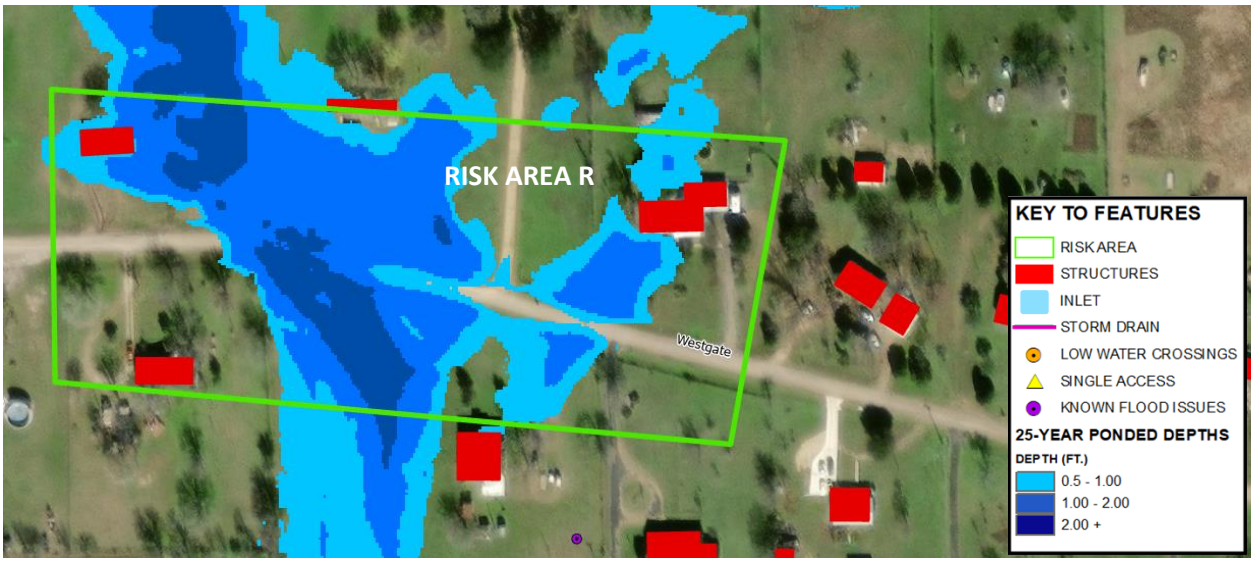


Figure 28. Risk Area R

Risk Area S – Friesenhahn Road

Western portion of Friesenhahn Rd. near High Point Dr. and Huckleberry Ln. experiences severe flooding with depths up to 2.0 ft. A single access neighborhood with approximately 5 residences is present within the more flood prone area of this risk area. This risk area may benefit from a roadway project.

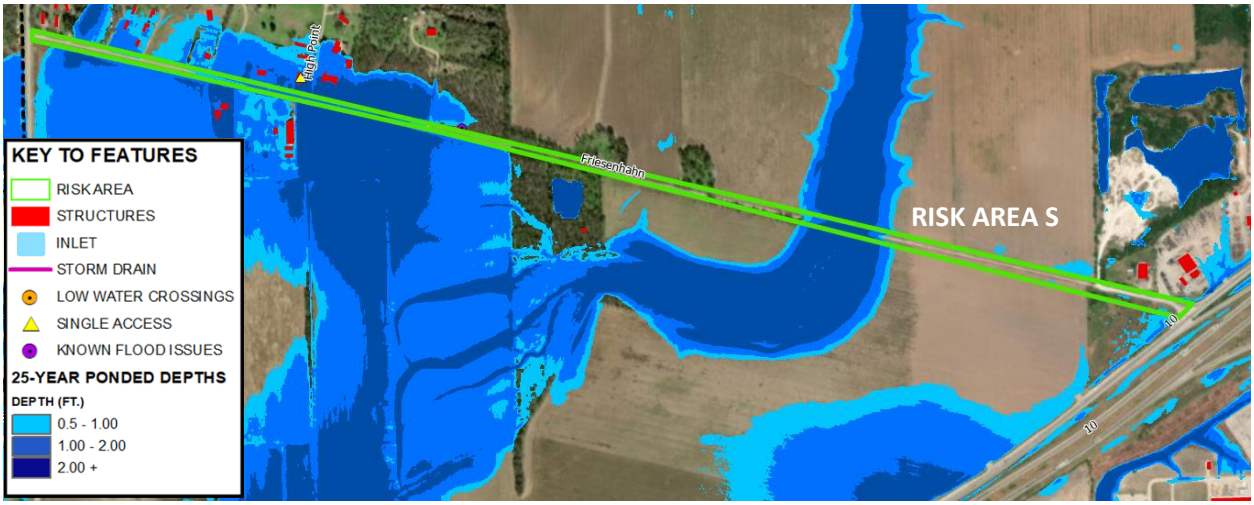


Figure 29. Risk Area S

Risk Area T – Cedar Street

Risk Area is focused on all of Cedar St. from N Guadalupe St. to Cardinal Ln. Road inundation occurs at various spots along Cedar and at several intersections. Flooding is more severe at Cedar and Bruns and Cedar and Seguin High School. Storm drain is present in most areas of flooding and is not currently reflected in modeling results. This risk area may benefit from a PER to help determine scope of project and project limits.



Figure 30. Risk Area T

Risk Area U – Middletowne Road

Road flooding along Middletown Rd. between 1.0 – 2.0 ft. Neighborhood is single access and may benefit from roadway improvements.

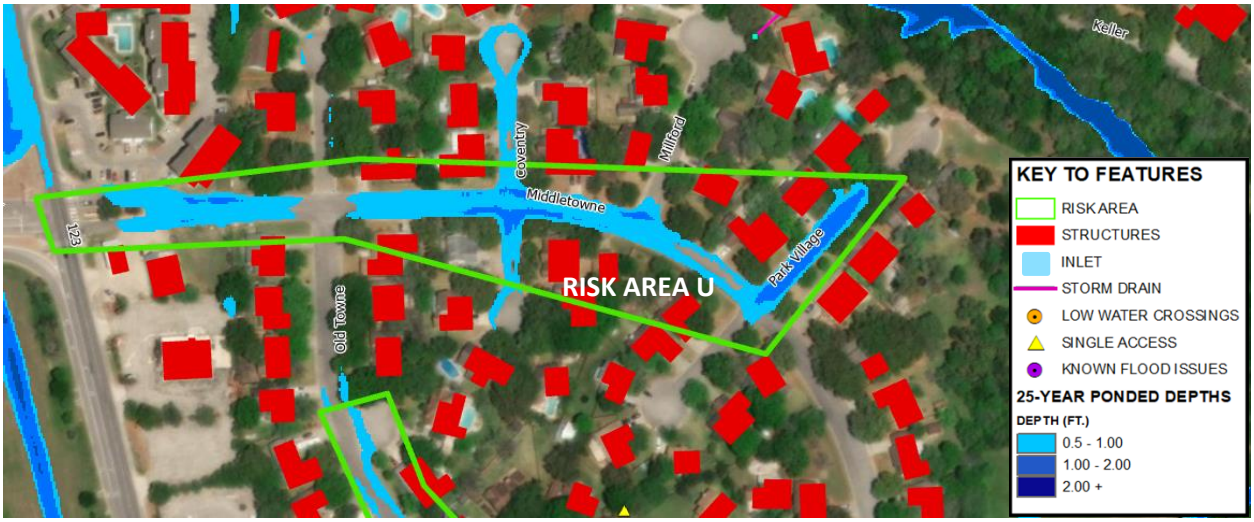


Figure 31. Risk Area U

Risk Area V – Oldtowne Road

Road flooding along Middletown Rd. between 1.0 – 2.0 ft. Neighborhood is single access.

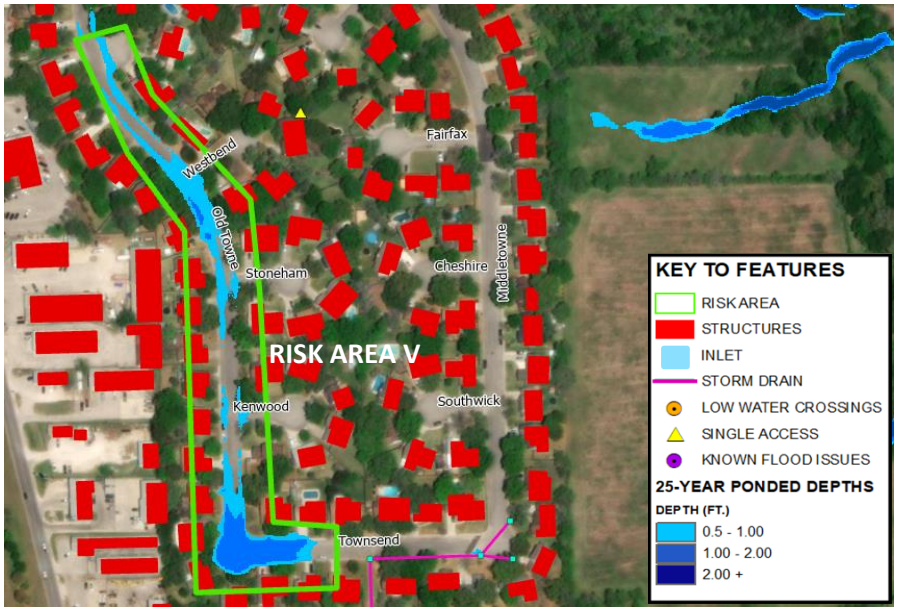


Figure 32. Risk Area V

Risk Area W – Montwood Road

Low water crossing area that becomes inundated with 0.5 – 1.0 ft of water during the 2-Year event. Neighborhood is single access.

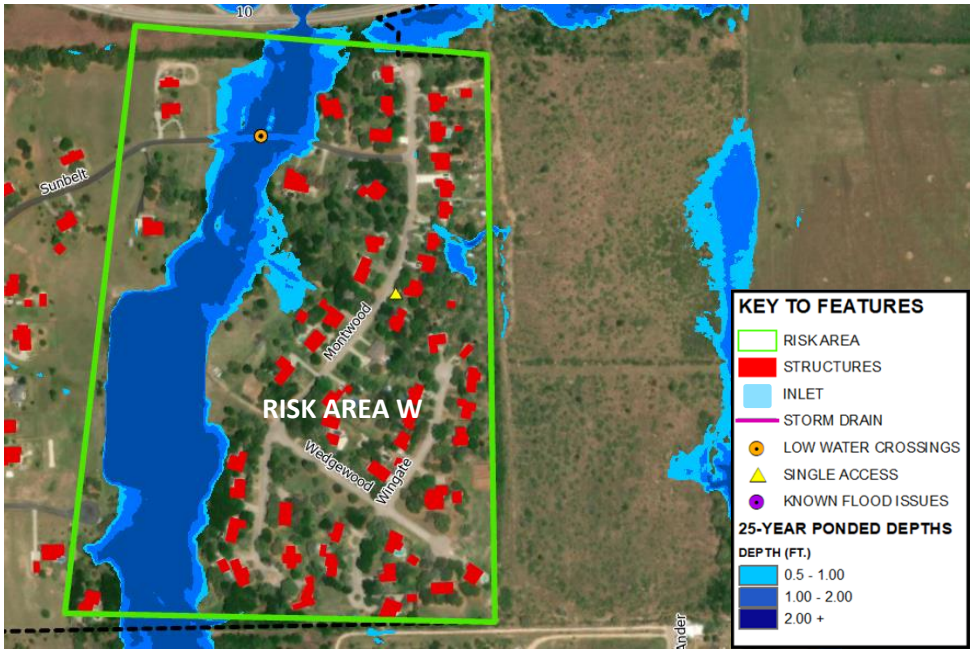


Figure 33. Risk Area W

Risk Area X – Short Avenue

Extensive structural flooding with some homes receiving up to 2.0 feet of water. Short Ave and Elsik St. inundated up to 2.0 ft. Storm drain is present on Short St. that directs stormwater to a storm drain system along Nelda St. Additional flooding is present outside of the road ROW and current capacity of the existing storm drain system along the roadways should be evaluated. This risk area may benefit from a PER and help determine project limits in conjunction with Risk Area K.

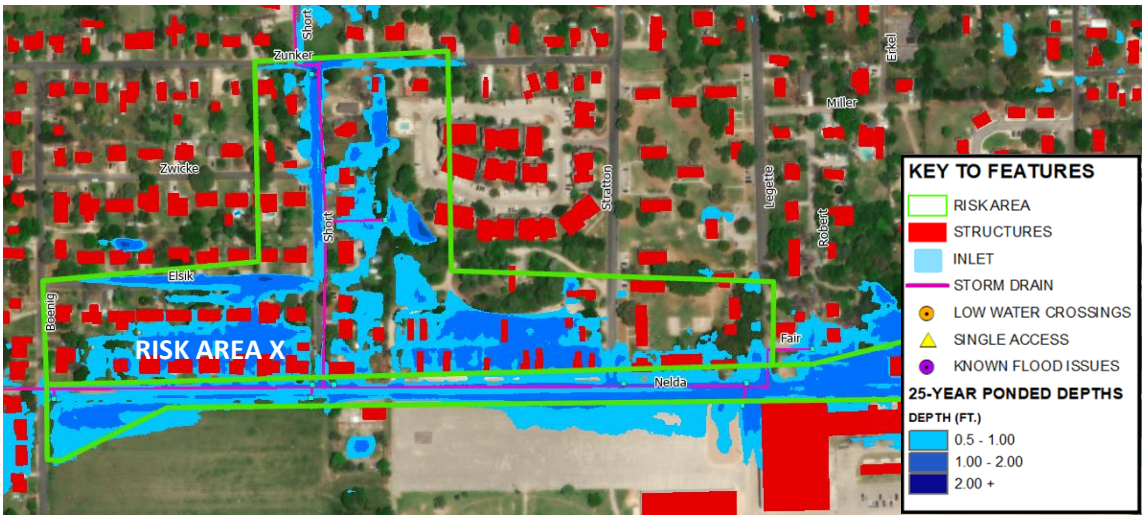


Figure 34. Risk Area X

Risk Area Y – Mesquite and Chapman

Extensive flooding along Chapman St. Some structural damage for several homes with flooding between 0.5 – 1.0 ft. Storm drain present on all sides of the development. Some stormwater conveyed south through Chapman Rd. to an existing storm drain system along Seideman St. Several flood complaints within the risk area with the majority at the intersection of N Camp St. and Mesquite St. Scope of proposed project for this risk area could include both roadway and drainage infrastructure improvements.

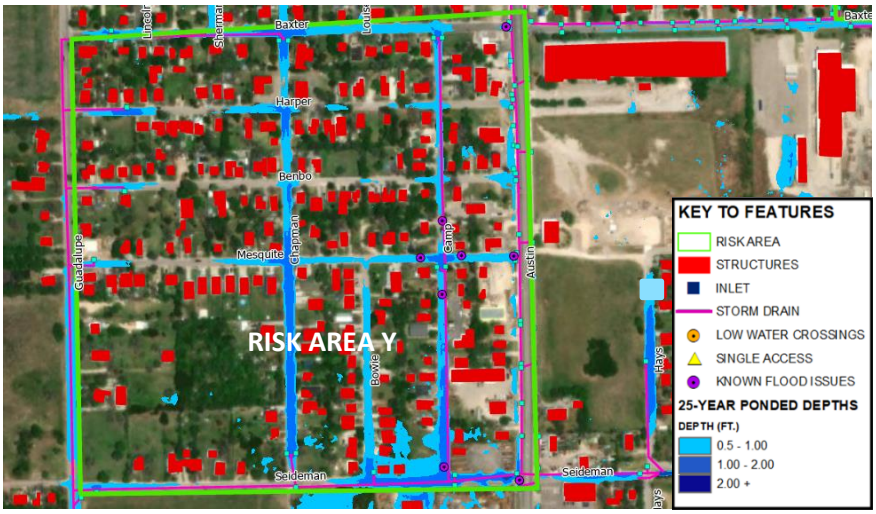


Figure 35. Risk Area Y

Risk Area Z – Vincent Patlan Elementary School

No structural inundation shown within risk area. High flood depths along Breustedt St. cut off access to and from the school. No storm drain present within risk area. Roads likely only form of conveyance for flood waters. Scope of proposed project for this risk area could include extension of Breustedt St. or a newly constructed roadway connection.

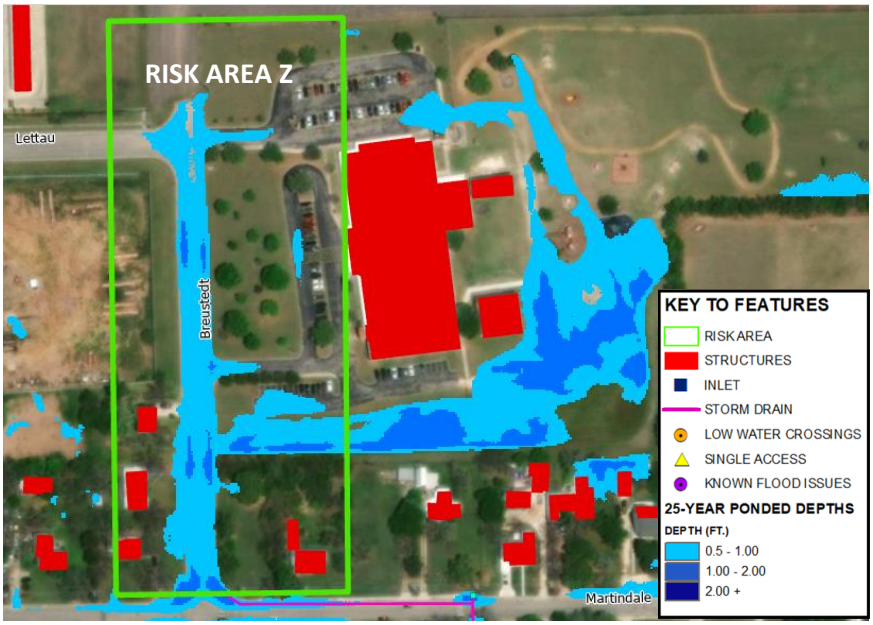


Figure 36. Risk Area Z

5.13 Drainage Capacity Assessment

In addition to the 29 risk areas discussed in Section 2.4, other isolated risk areas were identified for drainage channels. Analysis included assessing channel capacities, presence of new channels through aerial imagery, and accuracy of City GIS data in regard to presence of existing channels and their alignments. Channels assessed are defined in **Table 8** and shown in **Exhibit - Ditches** under **Appendix B**.

Table 8. Drainage Channel Summary

IDENTIFIED CHANNEL	DESCRIPTION
CH01	Channel not matching city channel inventory.
CH02	25yr spillout from open channel.
CH03	25yr spillout from open channel.
CH04	25yr spillout from open channel.
CH05	25yr spillout from open channel.
CH06	25yr WSEL over top of stormwater outlet.
CH07	25yr WSEL over top of stormwater outlet.
CH08	25yr WSEL over top of stormwater outlet.
CH09	Not found in city channel inventory.
CH10	Not found in city channel inventory.
CH11	Not found in city channel inventory.
CH12	Not found in city channel inventory.
CH13	Not found in city channel inventory.

Table 8. Drainage Channel Summary (Continued)

IDENTIFIED CHANNEL	DESCRIPTION
CH14	Not found in city channel inventory.
CH15	Not found in city channel inventory.
CH16	Not found in city channel inventory.
CH17	Not found in city channel inventory. 25-Year at risk of spillover.
CH18	Not found in city channel inventory. 25-Year at risk of spillover.
CH19	Not found in city channel inventory. 25-Year at risk of spillover.
CH20	Channel not matching city channel inventory.
CH21	Open Channel in City GIS data, leading nowhere
CH22	Channel not reflected in current terrain.
CH23	Channel not reflected in current terrain.
CH24	Channel not reflected in current terrain.
CH25	Channel not reflected in current terrain.
CH26	Channel not reflected in current terrain.
CH27	Channel not reflected in current terrain.
CH28	Channel not reflected in current terrain.
CH29	Channel not reflected in current terrain.
CH30	Channel not present in city channel inventory.
CH31	Channel not present in city channel inventory.

6.0 Repetitive Losses

Halff was tasked with assessing repetitive loss structure data provided by the City to determine whether losses were a result of riverine flooding or through localized sheet flow flooding. A majority of the repetitive loss points are located along the Guadalupe River and are a direct result of riverine flooding. Several repetitive loss datapoints did fall outside of the Guadalupe River floodplain and were more closely inspected. Several of these points did not have documented location data corresponding to the actual location of the shapefile point. Several others showed no structure present. An overview of the repetitive loss data and the outlier points not along the Guadalupe River or not a result of riverine flow are shown in **Exhibit 11** below.

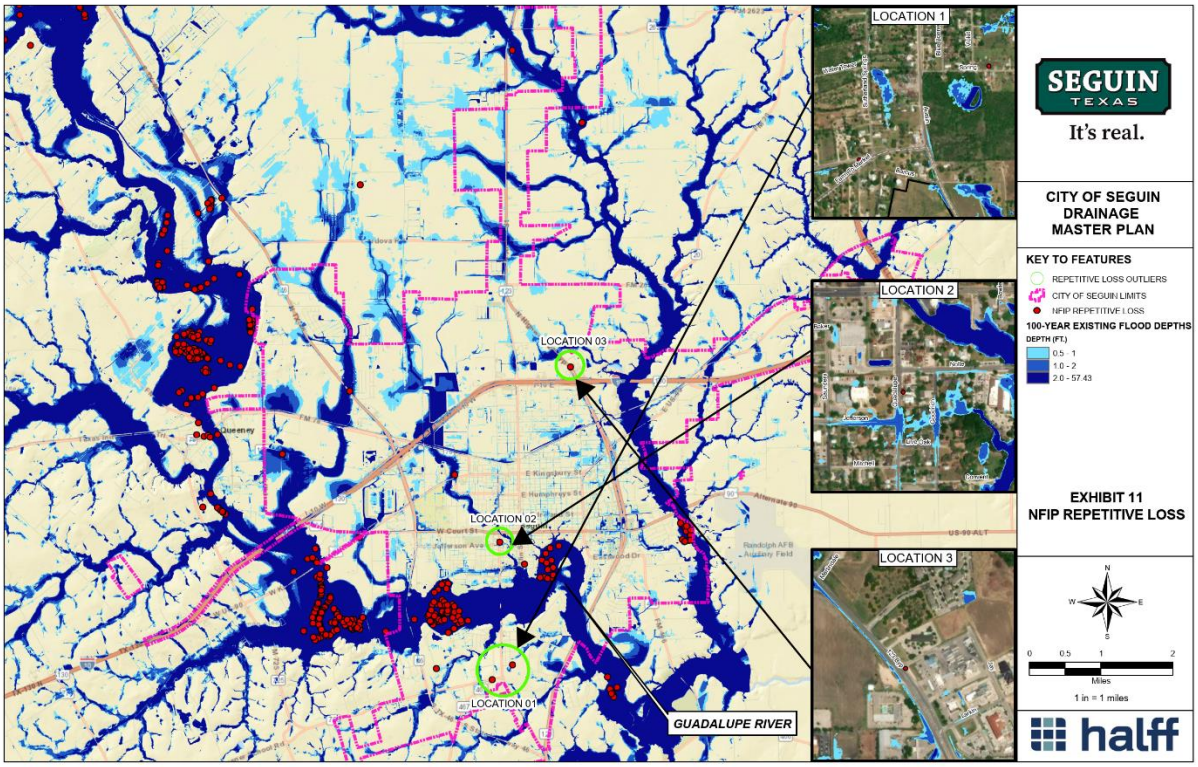


Exhibit 11. NFIP Repetitive Losses

7.0 FEMA Floodplain Comparisons

FEMA floodplains were compared to rapid assessment modeling results. While in some areas modeling results match closely with the 100-Year FEMA floodplain other areas shown discernable differences. Floodplain differences can be attributed to several factors, including Atlas-14 rainfall not being utilized at the time of the FEMA study or modeling methodology differences. Floodplain comparisons are provided in **Exhibit – Floodplain Comparisons** in **Appendix B**.

8.0 Selected Risk Areas

After discussion with the City over identified risk areas, a total of 16 areas were selected for potential project development. While risk area rankings highlighted in **Table 7** of Section 2.11 presented a scored list outlining which projects may be of more interest to the City, multiple risk areas that ranked lower on the list were selected for project development. **Table 9** below outlines both risk areas selected for project development and risk areas excluded.

Table 9. Final Risk Areas

Risk Area	Location	Selected for Project Development
A	N Guadalupe & Humphrey	NOT SELECTED
B	Bauer & Ireland	SELECTED
BB	Baxter and Hiedeke	NOT SELECTED
C	Heideke & Mountain	SELECTED
CC	Matthies Drive	NOT SELECTED
D	Hallmark Rd and E Walnut	SELECTED
DD	Goodrich and Guadalupe	SELECTED
E	Stanley Way	NOT SELECTED
F	Hexel Property & Highway 123	NOT SELECTED
G	New Braunfels St.	NOT SELECTED
H	Kingsbury at Walnut Branch and Aldama at Kingsbury.	SELECTED
I	8th Street	NOT SELECTED
J	Burges St.	SELECTED
K	Nelda and Fair	SELECTED
L	FM 464 & Kingsbury	NOT SELECTED
M	River Oak & FM 725	NOT SELECTED
N	Villa Vista & Highway 46	NOT SELECTED
O	Burr Oak	SELECTED
P	Twin Oak and Red Oak	SELECTED
Q	Woodstone	NOT SELECTED
R	Westgate	NOT SELECTED
S	Friesenhahn	SELECTED
T	Cedar St.	SELECTED
U/V	Middletown and Old Towne	SELECTED
W	Montwood	SELECTED
X	Short Ave.	SELECTED
Y	Mesquite St.	SELECTED
Z	Vincent Patlan Elementary School	SELECTED

9.0 Introduction – Existing System Assessment

A capacity evaluation for 8 of the 10 risk areas selected for Halff to analyze was performed for the existing storm drain networks for the City of Seguin (City) for the 5-Year, 25-Year, and 100-Year storm events. The additional 7 risk areas overseen by Pape Dawson are not undergoing an existing storm drain analysis at this time. This analysis was completed using Rational Method calculations to determine local basin discharges and BENTLEY software StormCAD to model storm drain conduit capacities. Survey data developed by SAM Inc. was utilized to determine conduit locations and parameters such as pipe slopes and sizes, pipe invert elevations, and inlet locations. Additionally, a capacity assessment was conducted for one channelized area using BENTLEY software FlowMaster and Rational Method discharges.

10.0 Identification of Risk Areas for Storm Drain Assessment

A total of 8 risk areas out of the 10 selected by Halff were identified for an existing storm drain assessment. The 2 risk areas not included, Risk Area H and Risk Area P, were excluded from this storm drain assessment as flood issues within these areas are not expected to be a result from inadequate storm drain sizes. A summary of risk areas that include a storm drain assessment are listed in **Table 10** below.

Table 10. Risk Area Storm Drain Assessment

Risk Area	Storm Drain Assessment
B	YES
C	YES
D	YES
DD	NO
H	NO
J	YES
K	YES
O	NO
P	NO
S	NO
T	YES
U	NO
V	NO
W	NO
X	YES
Y	NO
Z	YES

Risk Area H and Risk Area P storm drain networks are shown in **Exhibit 12** and **Exhibit 13** respectively. These 2 risk areas encounter flood issues stemming from riverine flooding and will likely benefit from projects not associated with storm drain improvements such as detention, ditches or channels, cross culverts, or roadway improvements.

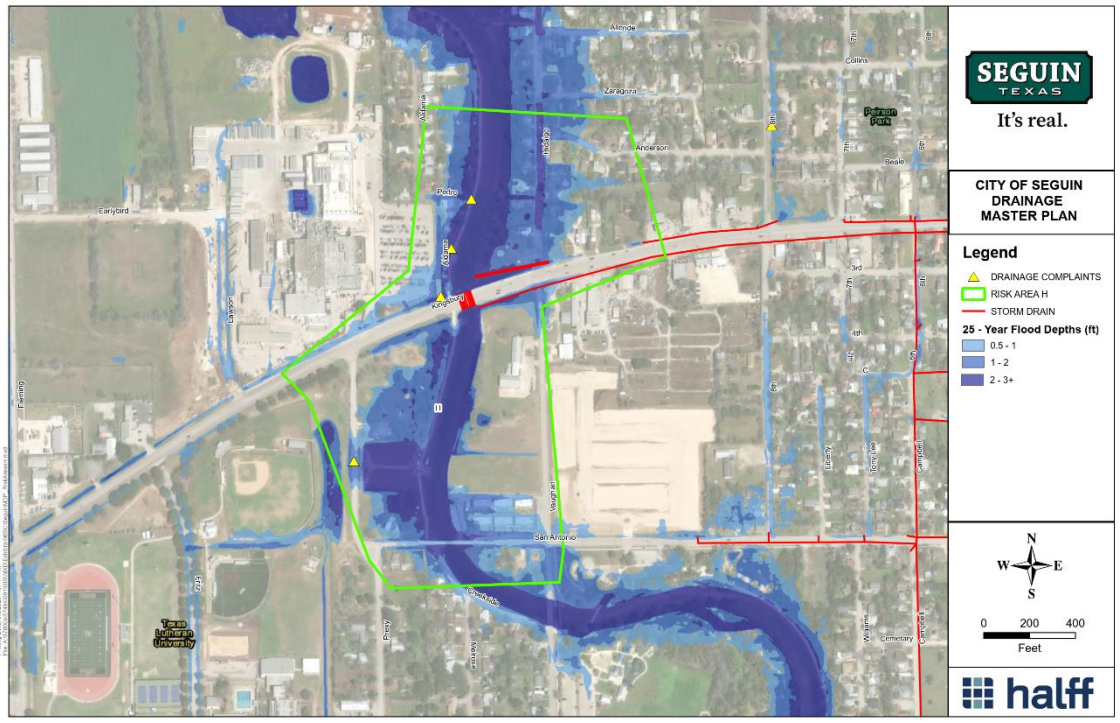


Exhibit 12. Risk Area H Storm Drain



Exhibit 13. Risk Area P Storm Drain

11.0 SAM Inc. Storm Drain Survey Data

The City provided Halff with survey data organized by SAM Inc. to incorporate into this existing storm drain assessment. After careful review, Halff identified areas where data was missing or questionable within the storm drain shapefiles provided. Missing data includes missing pipe inverts or slopes, broken pipe networks that dead end, missing manhole depths and inverts, and missing top of rim elevations for manholes. Halff applied best practices and data retrieved from as-built plansets to fill in these data gaps. A more detailed list of assumptions made to fill in these gaps is provided in Section 5.1 of this report. A revised version of the SAM Inc. data has been created that incorporates some of these assumptions made as well as as-built data provided by the City.

12.0 Rational Method Hydrology

Discharges for subbasins associated with the risk area storm drain networks were calculated using the TR-55 Rational Method. Parameters for rainfall intensities, longest flow paths, and runoff coefficients are in accordance with the Seguin Stormwater Criteria Manual (SSCM). Rational Method discharges for the 5-Year, 25-Year, and 100-Year storm events are summarized in **Table 11**.

Table 11. Rational Method Discharges

Risk Area B Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	2	4	5
Subbasin 02	21	33	48
Subbasin 03	8	13	19
Subbasin 04	72	116	168
Subbasin 05	129	210	310
Risk Area C Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	104	168	244
Subbasin 02	38	62	89
Subbasin 03	39	62	89
Subbasin 04	25	40	57
Subbasin 05	9	14	20
Risk Area D Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	144	234	342
Subbasin 02	156	252	368
Subbasin 03	108	173	249
Subbasin 04	55	87	125

Table 11. Rational Method Discharges (Continued)

Risk Area J/K/X Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	24	38	55
Subbasin 02	14	23	34
Subbasin 03	85	137	200
Subbasin 04	18	29	41
Subbasin 05	169	271	390
Subbasin 06	26	42	61
Subbasin 07	67	109	158
Subbasin 08	20	32	46
Risk Area T Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	6	10	15
Subbasin 02	38	61	89
Subbasin 03	21	33	47
Subbasin 04	15	24	34
Subbasin 05	14	23	33
Subbasin 06	3	5	8
Subbasin 07	3	5	7
Risk Area Z Discharges (cfs)			
Subbasin	5-Year	25-Year	100-Year
Subbasin 01	22	35	51
Subbasin 02	7	12	17
Subbasin 03	144	230	331

12.1 Basin Delineation

Basins for each risk area were delineated at a local watershed level using Geographic Information System software (GIS). The overall city storm drain network was used to assess whether some basins extents should extend further than what would initially be delineated to based on terrain observations. Several risk areas include watershed basins that extend further than what would be anticipated based on natural terrain. Some storm drain networks extend past the natural risk area watershed and collect and drain stormwater further upstream and into the risk area further downstream. In areas where this was apparent, the risk area basins were extended and expanded up to the point where the storm drain system starts. An example of this basin delineation is shown in **Figure 37**.

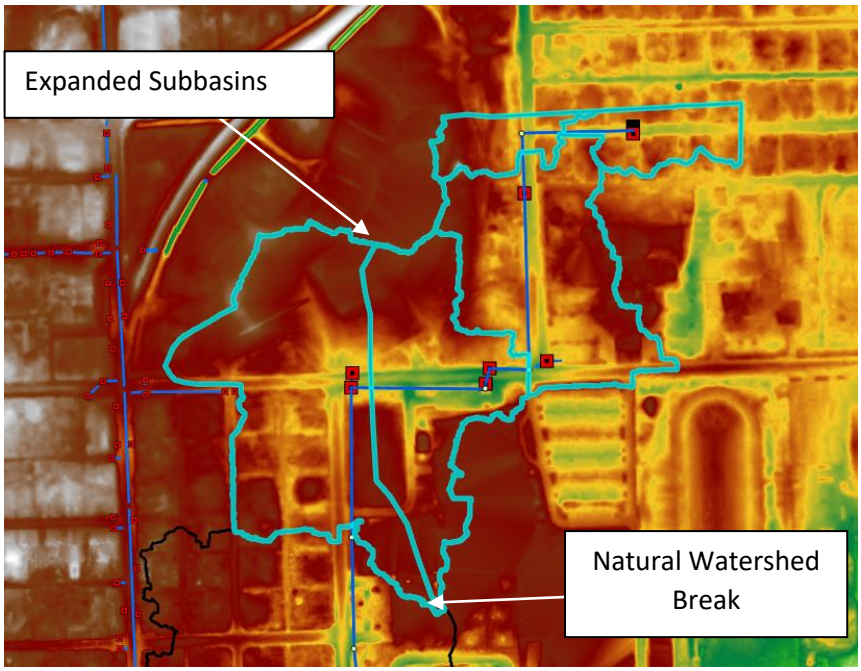


Figure 37. Extended Basin Delineation

12.2 Runoff Coefficients

While Halff is scoped to utilize future landuse data to develop impervious cover and runoff coefficient values, after comparing future landuse data against city zoning data, it was determined that the city zoning data would produce higher impervious values for the risk area subbasins and result in a higher, more conservative runoff coefficient. As a result, city zoning data was used to develop runoff coefficients. *Table 3-7. Maximum Impervious Cover by Land Use Category* from the SWCM was utilized to designate impervious cover per land type. A percent impervious value was developed using the risk area watershed area and the cumulative weighted percent impervious area for each risk area subbasin. The pervious and impervious C-values from the SSCM for each storm event were then weighted based on the calculated percent impervious. **Exhibit 14** below shows city zoning data overlayed with risk area subbasins and the designated impervious classification for each zone type.

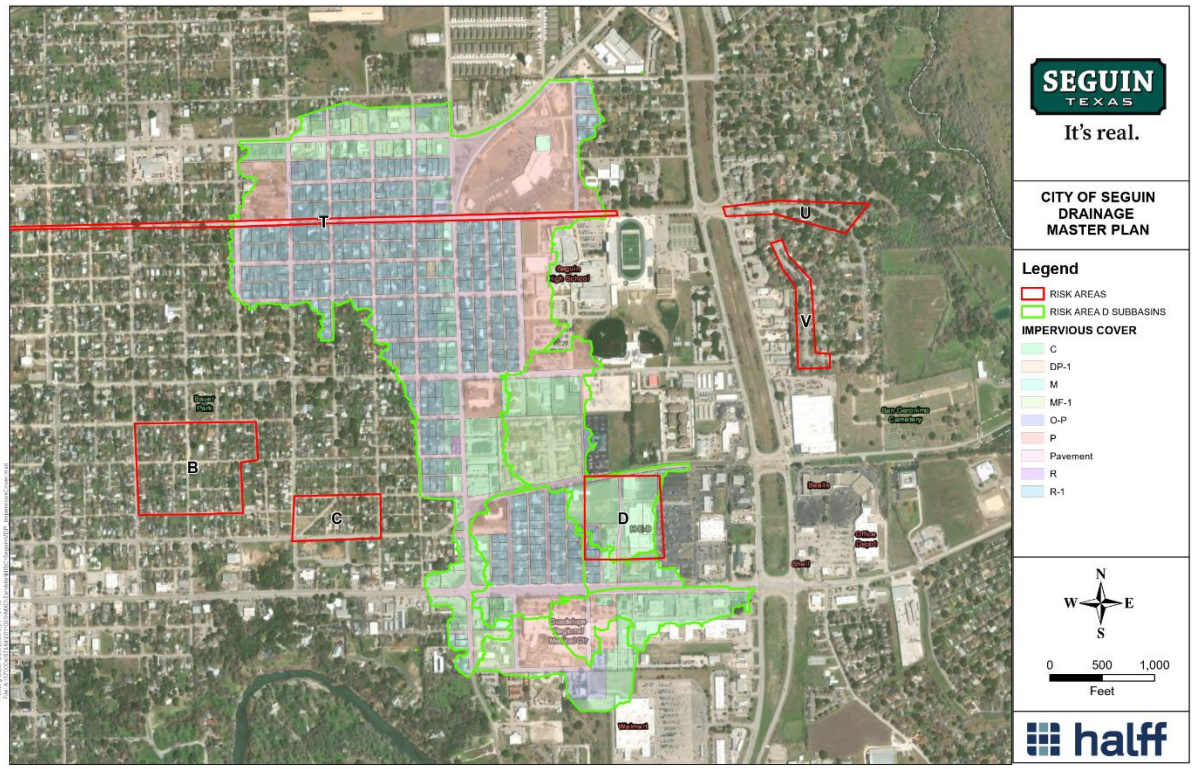


Exhibit 14. Impervious Cover

12.3 Longest Flowpaths

12.3.1 Overland Flow

Longest flow paths were developed for each risk area subbasin and used to calculate time of concentration values. Overland flow was calculated using the first 100 feet of the longest flow path. Manning's n-values for overland flow vary from 0.015 for pavement to 0.41 for Bermuda grass. Overland flows are assumed to have minimums and maximums of 5 and 20 minutes, respectively.

12.3.2 Shallow Concentrated Flow

Shallow concentrated flow made up the majority of flow type for most of the risk area subbasins. Flow generally followed routes through either residential neighborhood properties or roadways. Flow through properties was classified as unpaved while flow through streets was classified as paved.

12.3.3 Channel and Pipe Flow

Only Risk Area D had channel flow incorporated into its time of concentration calculations, with an upstream channel section occurring just west of 1340 E. Walnut St. and a downstream channel section occurring just east of 1351 E. Walnut St. A typical cross section of the channel was taken for each channel section and the existing slope was used to calculate channel velocity and time of concentration.

In some risk areas where shallow concentrated flow occurs through the streets, some flow paths were assumed to enter existing storm drain networks. Shallow concentrated flow was assumed to go to pipe flow when areas of significant sag were encountered. Time of travel for water entering pipes was calculated using FlowMaster. Pipes were assumed full and pipe slope from the storm drain data provided by SAM Inc. was used to calculate velocity.

Pipe length and calculated velocity was then used to calculate total time of flow from beginning of pipe to the outlet point. Longest flow paths and how they were determined and separated into flow types can be seen in **Exhibit 15**.

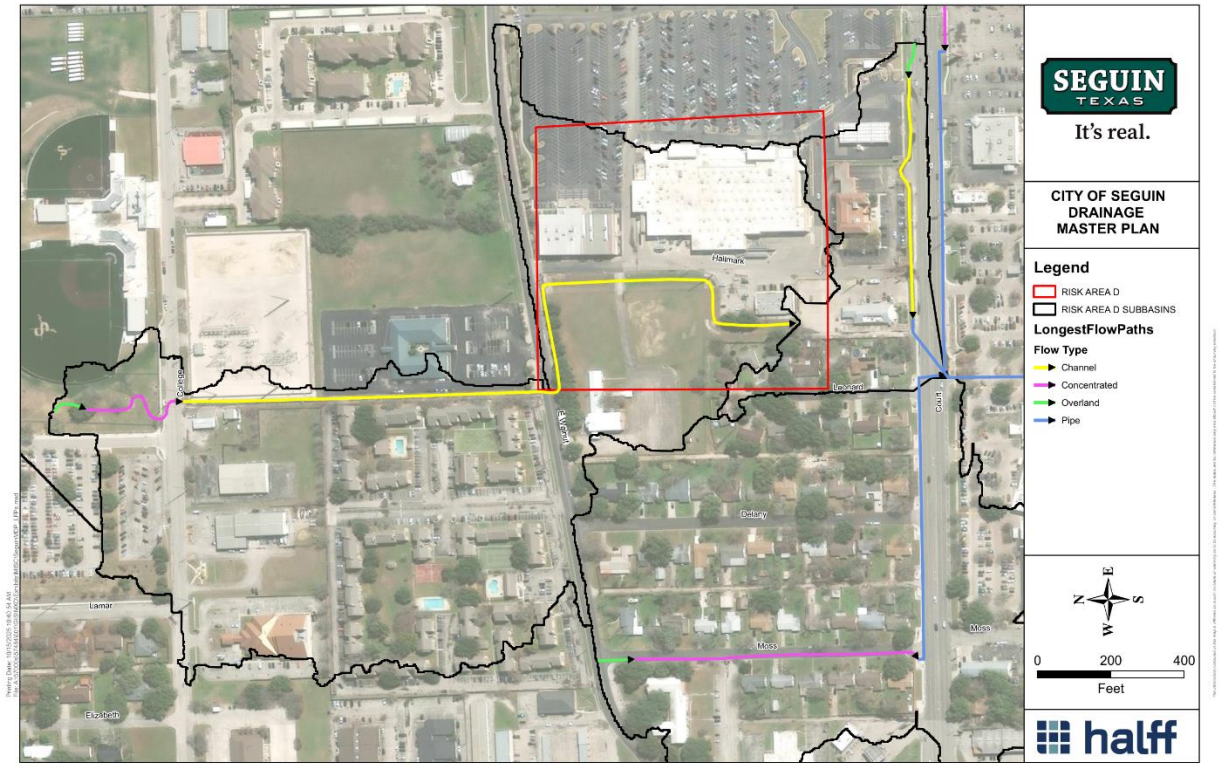


Exhibit 15. Longest Flowpaths

13.0 StormCAD Hydraulic Modeling

Bentley software StormCAD was used to calculate existing capacities of the identified risk area storm drain networks. StormCAD networks were simplified to only focus on the main trunklines of the risk area storm drain network and not adjacent lateral connections.

13.1 Modeling Assumptions

To efficiently model the sections of the identified storm drain networks in StormCAD, several assumptions were made to help minimize the required effort needed for an analysis that would span the entire storm drain network. The assumptions listed are applied to all StormCAD models. Assumptions that are more specific to a risk area are listed in Section 5.2.

StormCAD Modeling Assumptions

- Head loss method is HEC-22 (Third Edition) and utilizes flat benching method.
- Inlets set to sag and assume 100% capture of stormwater discharges.
- Rational Method discharges applied to inlets as continuous flow.
- Junction sizes determined by TXDOT *Guide to the Standard Inlet and Manhole Program – Table 3* procedures document (**Appendix C**).
- Stormdrain outlets set to:
    - Risk Area Z – Water surface elevation (WSEL) at top of crown.
    - All other risk areas – WSEL of Task 4 Rapid Assessment model.
- Manning's roughness values:

- Concrete lined systems: n=0.015
- Corrugated metal pipe systems: n=0.024

13.2 StormCAD Existing Storm Drain Results

StormCAD modeling results help visualize whether existing storm drain systems will surcharge and spill onto the road during a storm event. The three main outputs from the StormCAD software that are used for this assessment are the hydraulic grade line (HGL), Energy Grade Line (EGL), and the ground profile line (GPL). At any point where the HGL becomes higher than the GPL, the storm drain system has exceeded maximum capacity and is now surcharging onto the street.

Risk Area B

Risk Area B shows low capacity for its storm drain network for even the 5-Year storm event. This network experiences surcharging along E Ireland and N Bauer St. for the 5-Year through 100-Year events. The 5-Year event becomes contained at the beginning of E Mountain St. until it outfalls at the tributary of Spring Branch Creek. The 48" reinforced concrete pipe (RCP) running south along N San Marcos St and east along E Mountain St. completely contains the 5-Year event but is exceeded during the 25-Year and 100-Year events. Capacity for the 25-Year storm is seen in the storm drain network beginning at E Mountain St. See **Exhibit 16** for a visual summary of Risk Area B storm drain capacities.

Additional assumptions for Risk Area B include splitting flow at the very northwest corner of the StormCAD network. Rational Method discharges where split evenly for the 5-Year through 100-Year events and applied to separate junction points for the stormdrain draining west to east along E Ireland St. and north to south along N San Marcos St. This diversion is outlined in **Figure 38**.

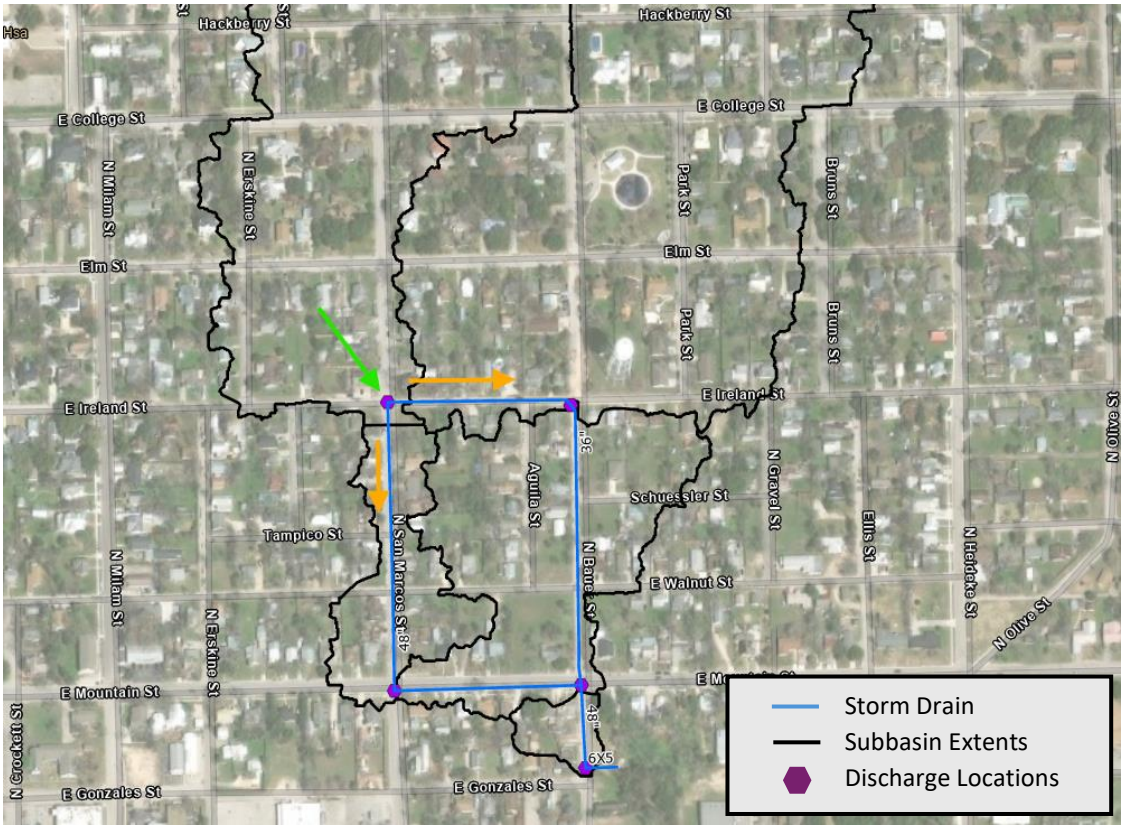


Figure 38. Risk Area B Diversion

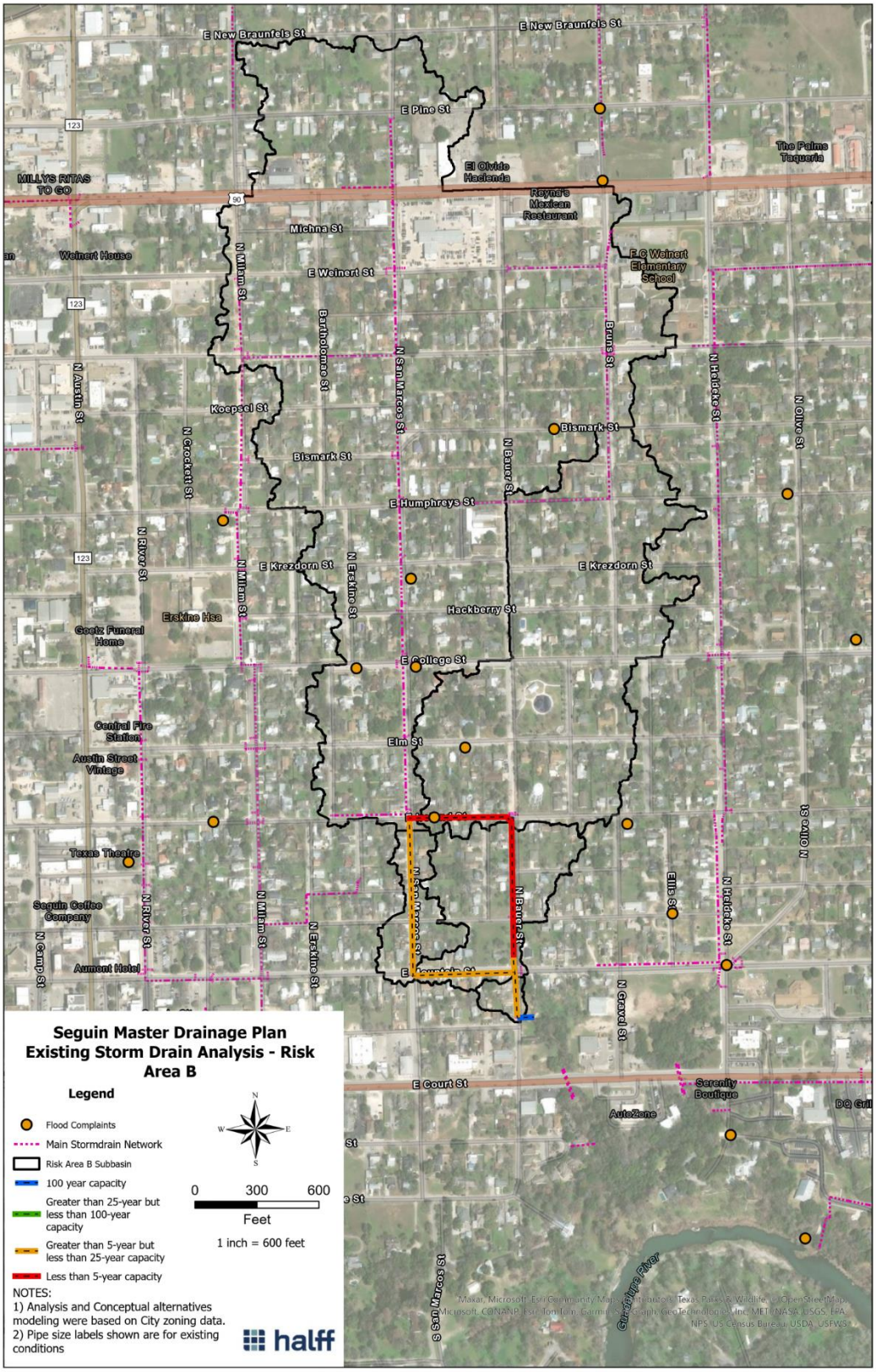


Exhibit 16. Risk Area B Storm Drain

Risk Area C

Risk Area C shows higher capacity for the reinforced concrete box (RCB) along Heideke with no storm event surcharging in this area. The smaller system along the intersection of Olive St and N Heideke St. shows capacity limit exceedance for the 25-Year, 100-Year, and even 5-Year in some areas. See **Exhibit 17** for a visual summary of Risk Area C storm drain capacities.

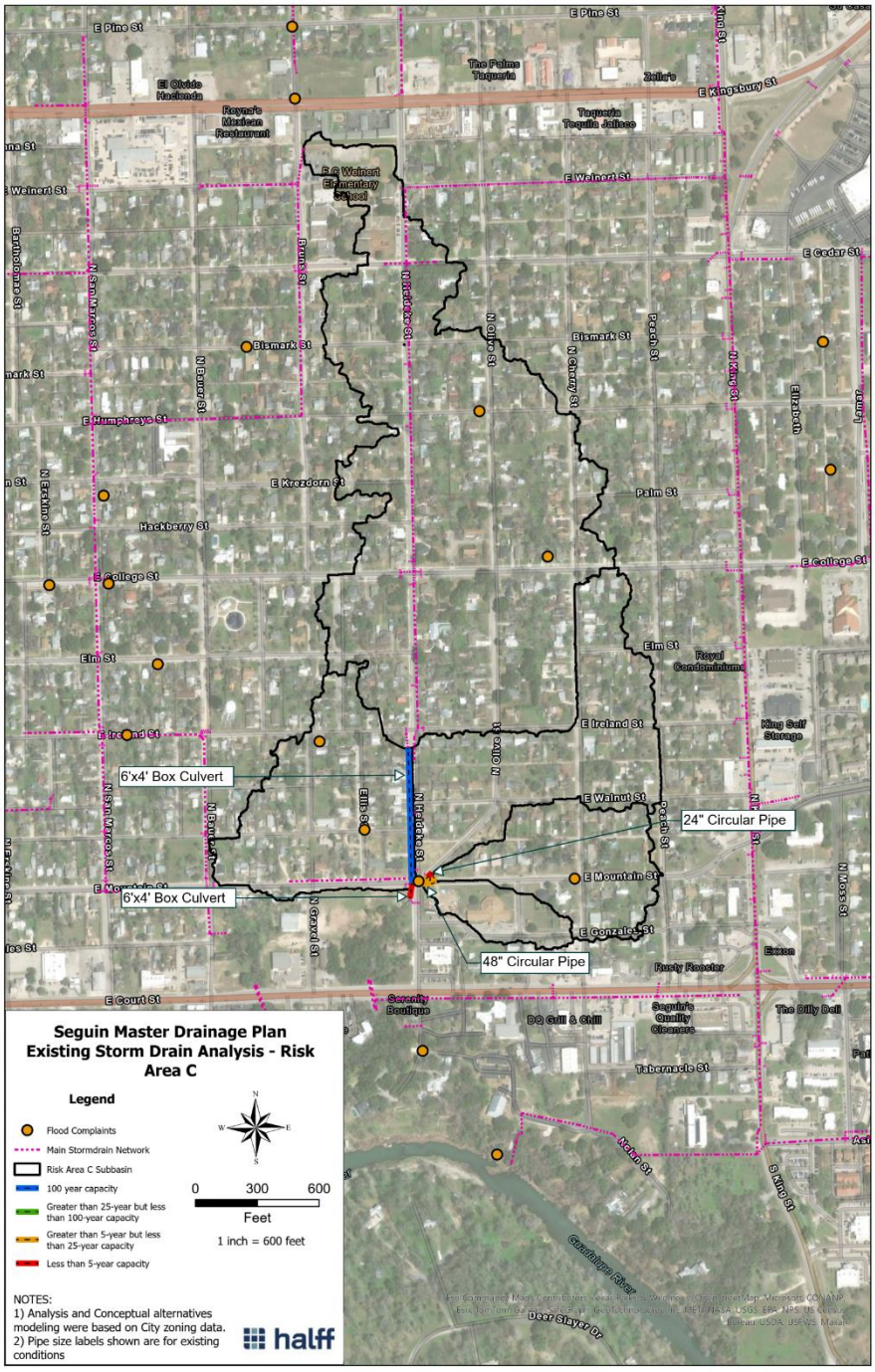


Exhibit 17. Risk Area C Storm Drain

Risk Area D

Risk Area D has presented major flood issues as a result of the undersized storm drain system underneath the Guadalupe Regional Medical Center (GRMC). With a total 25-Year discharge of 746 cfs coming into the network from multiple subbasins, stormwater capacity is reached and exceeded and creates a chokepoint at the downstream end of the channel west of the 1338 E. Court St. Another storm drain network ties into the 78" CMP from N King St. further limiting the capacity of the network underneath the GRMC. The capacity of the storm drain system is further limited due to extremely shallow slopes with a large portion of the network under the GRMC utilizing slopes of 0.1%. Much of the existing network is exceeded during the 5-Year event, with only portions further downstream near the Guadalupe River experiencing some capacity relief. See **Exhibit 18** for a visual summary of storm drain capacities for Risk Area D

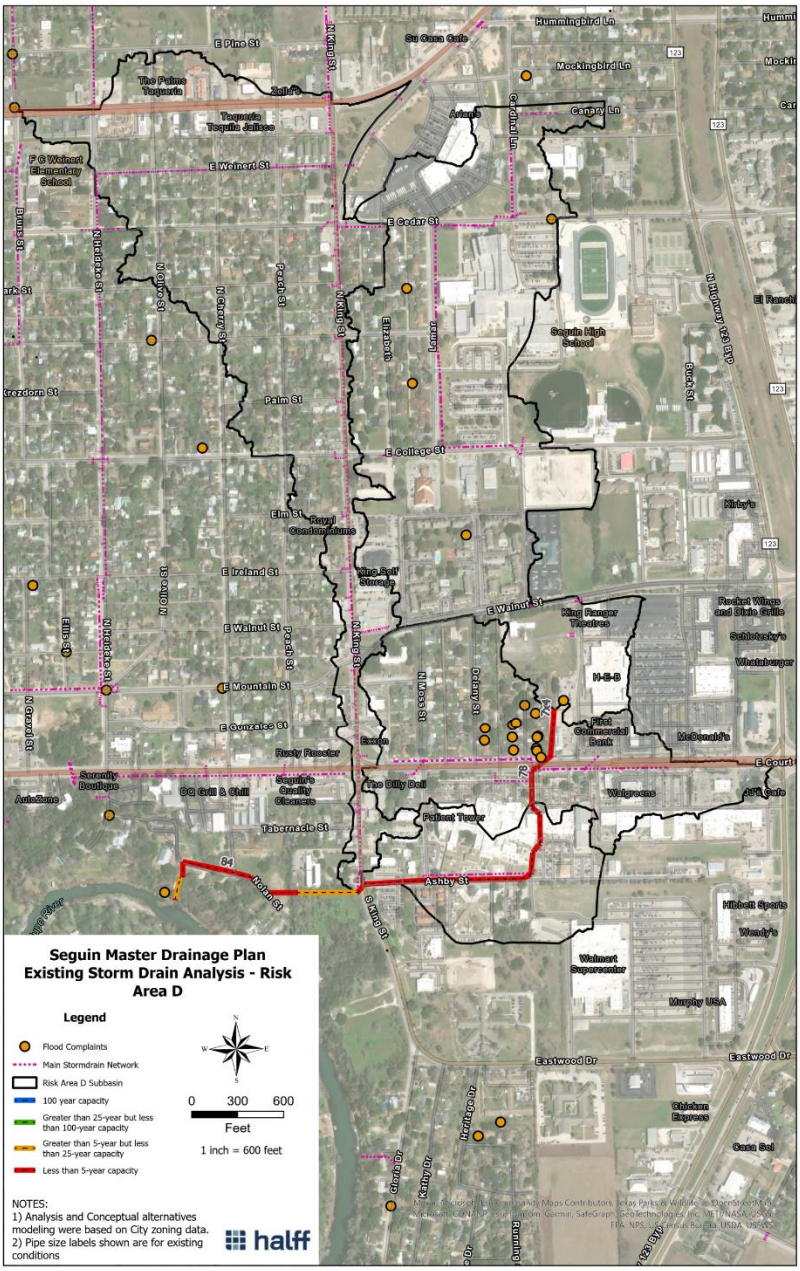


Exhibit 18. Risk Area D Storm Drain

Risk Area J/K/X

Risk areas J, K, and X were combined into one StormCAD model as the three storm drain networks within these risk areas are interconnected. The Risk Area J network shows reasonable capacity and is able to retain discharges for the 5-Year and 25-Year storm events. The 66-inch CMP outlet conduit experiences reduced capacity due to the additional discharges from Risk Areas K and X, resulting in surcharging during the 5-year storm event.

The storm drain network within Risk Area X along Short Ave. shows capacity for the 5-Year through 100-Year events with the 100-Year event being contained up until Elsik St.

The storm drain network in Risk Area J and along Nelda St has capacity limits exceeded for all storm events with discharges from the Risk Area J watershed being significantly higher than those from Risk Area K and Risk Area X. Storm drain capacities can be seen in **Exhibit 19**.

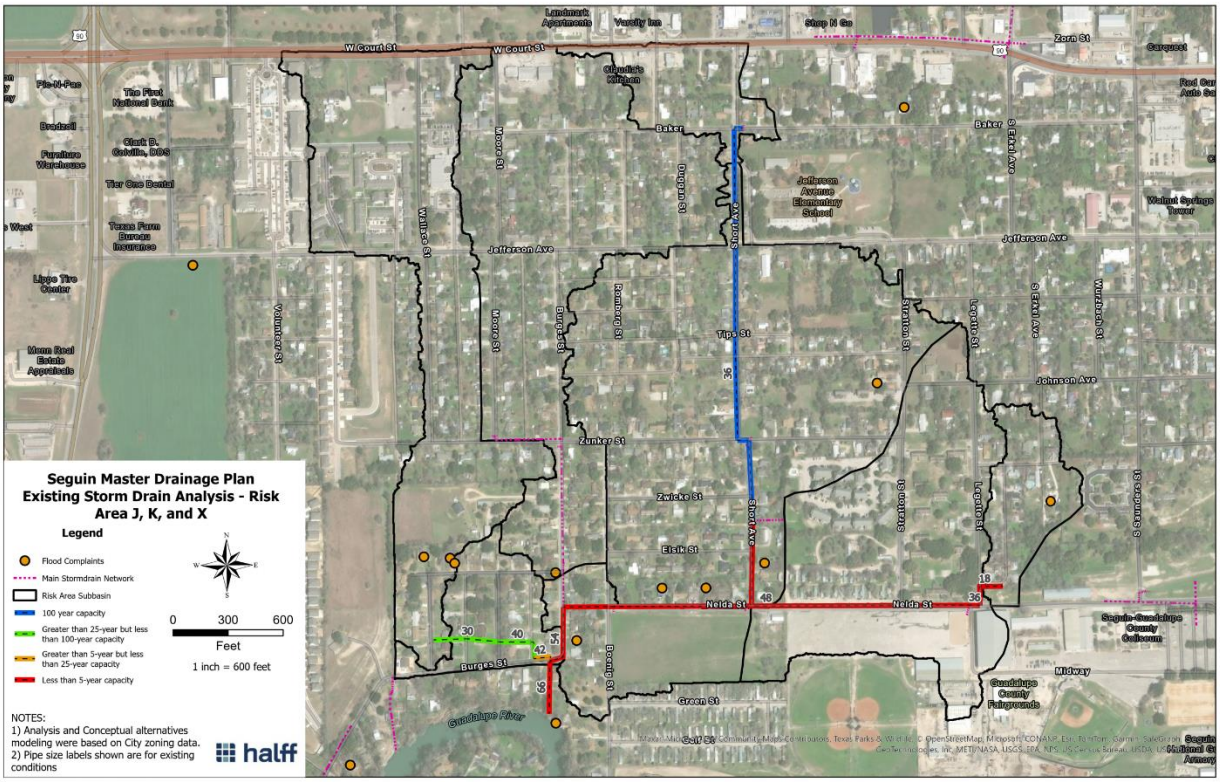


Exhibit 19. Risk Area J/K/X Storm Drain

Risk Area T

Risk Area T storm drain capacity is exceeded for all storm events. Shallower slopes of 0.2% and 0.1% are the main constraint for this network and prevent efficient drainage. **Exhibit 20** highlights the Risk Area T storm drain system and its capacity limitations.

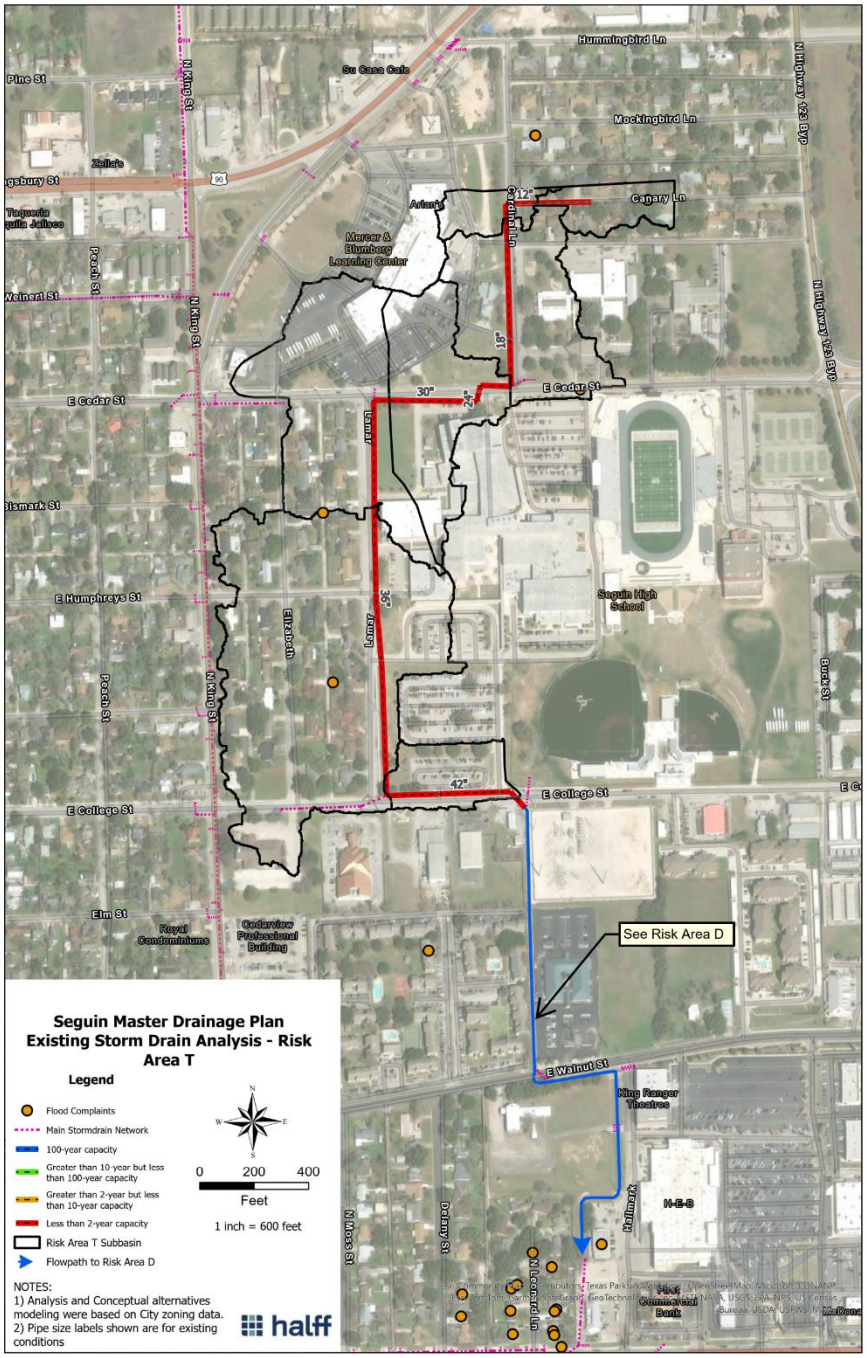


Exhibit 20. Risk Area T Storm Drain

Risk Area Z

Only a small portion of the overall storm drain system was analyzed for Risk Area Z. The section analyzed just south of Patlan Elementary School shows capacity limits for all storm events. Approximately 144 cfs drains from the upstream subbasin and into the existing 15” RCP running east along E Martindale St. Storm drain capacities for Risk Area Z are shown in **Exhibit 21**.



Exhibit 21. Risk Area Z Storm Drain

14.0 Existing Channel and Ditch Capacities

An existing capacity analysis was conducted for existing drainage ditches and channels within the identified risk areas for the 5-Year, 25-Year, and 100-Year storm events. At this time, only one channelized area was selected for analysis as other areas that are within or near selected risk areas are streams or creeks.

14.1 Channel at 1338 E. Court St

Risk Area D is the only risk area with significant channelization. This area is also a higher ranked hot spot with several homes and businesses experiencing significant flooding during past storm events.

During the July 5th storm event in Seguin Texas, heavy and prolonged rainfall occurred within the Seguin and Upper Guadalupe Watershed area. The City saw more than seven inches of rain within a 24-hour period, equating the storm to a 25-Year event. Localized flooding was prominent in much of the city with multiple homes and at least one business experiencing more than 1.0 ft of water within the structures. The drainage channel just east of 1351 E. Walnut St. and north of E Court St. reached and exceeded its capacity resulting in water spilling into the homes along N Leonard Ln. and 1338 E. Court St.

Approximately 99 acres drains to this ditch and is routed downstream into an existing storm drain network that passes under the GRMC and discharges into the Guadalupe River. A typical channel cross section was cut and incorporated in FlowMaster. A slope of 1.1% was calculated from existing terrain and a manning's roughness value of 0.035 for mowed grass was assumed. This channel section is shown in **Figure 39**. Risk Area D with the analyzed channel is shown in **Exhibit 22**.

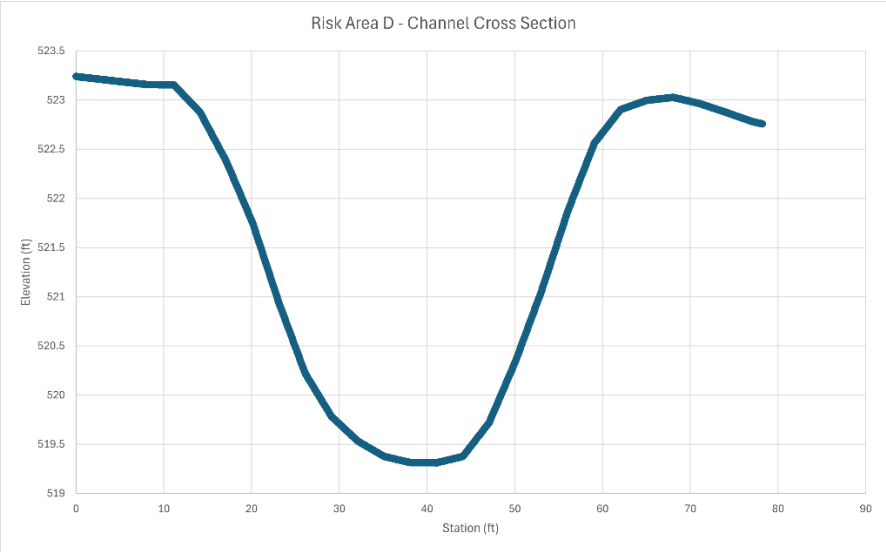


Figure 39. Risk Area D Channel Section

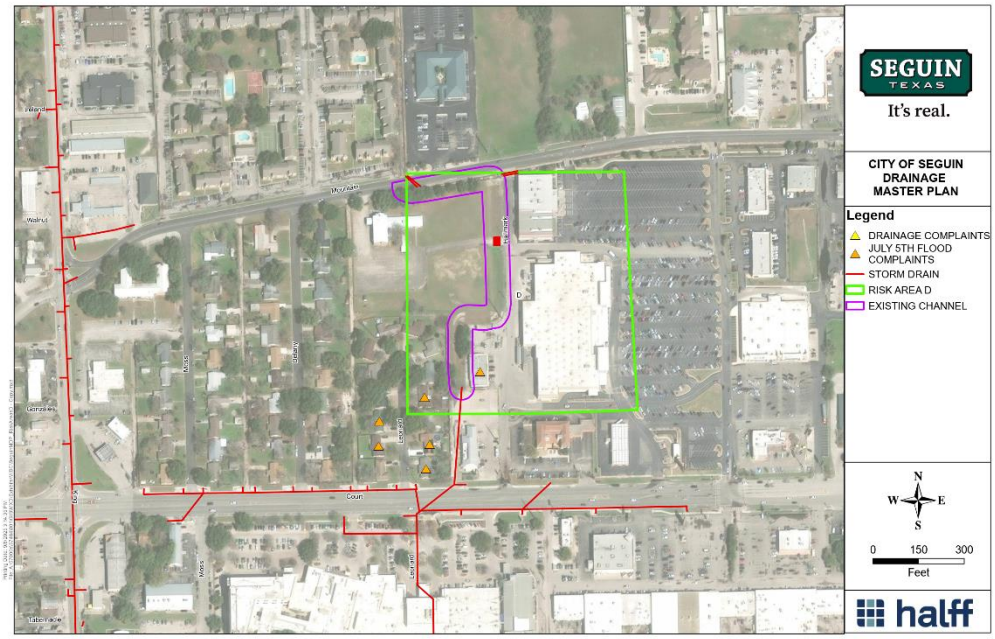


Exhibit 22. Risk Area D Channel

Input parameters and results from FlowMaster are outlined in **Table 12**. FlowMaster depth results are implemented into the channel cross section for each storm event to better visualize channel capacity and are shown in **Figure 40**. Analysis shows the existing channel is capable of handling discharges from the 5-Year through 100-Year storm events. It is important to note that these results are based on the assumption that this channel is free flowing and has no obstructions at the outfall. While this analysis provides a simplified overview of the channel capacity from upstream discharges, it does not reflect true existing conditions resulting from adjacent storm drain networks and the effects they have on the tailwater of this channel area.

Table 12. Risk Area D - Flow Master Parameters

Storm Event Discharges (cfs)		
5-Year	25-Year	100-Year
156	252	368
FlowMaster Results		
5-Year		
Flood Depth (ft)	1.55	
Velocity (ft/s)	4.83	
Freeboard (ft)	2.15	
25-Year		
Flood Depth (ft)	1.97	
Velocity (ft/s)	5.61	
Freeboard (ft)	1.73	
100-Year		
Flood Depth (ft)	2.38	
Velocity (ft/s)	6.29	
Freeboard (ft)	1.32	

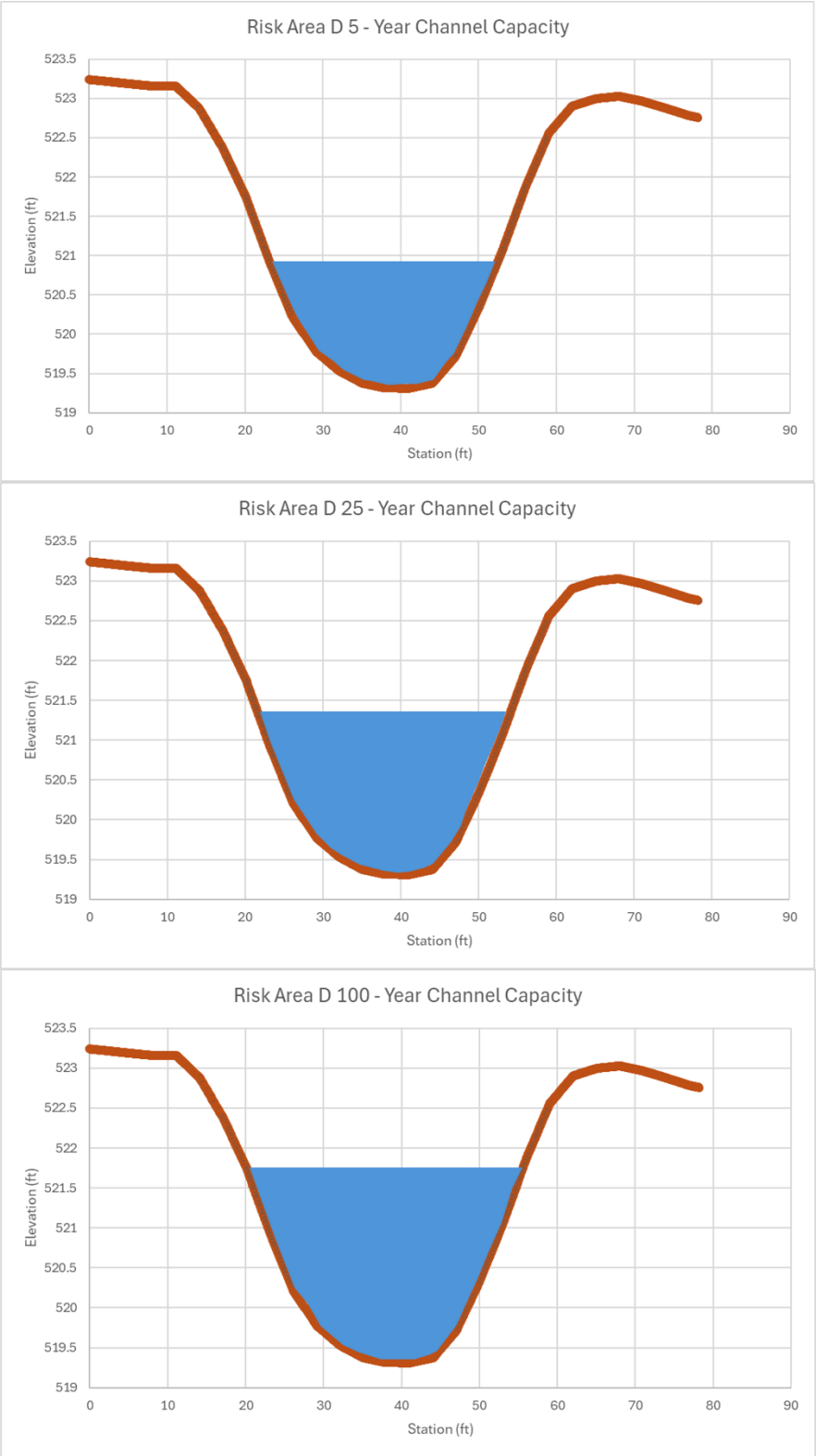


Figure 40. Risk Area D Channel Capacities

15.0 Existing Detention Analysis

No existing detention facilities were located within the designated risk areas and at this time no detention analysis has been conducted. The Walnut Branch detention facility just northeast of the intersection of W Interstate 10 and Huber Rd. has had recent improvements made and the study associated with this detention pond expansion has been provided in **Appendix D** of this submittal.

16.0 Introduction – Project Recommendations

The purpose of this report is to outline proposed flood risk mitigation projects for identified risk areas located in the City of Seguin, Texas. Identified risk areas were developed during the flood risk evaluation phase of the Seguin Drainage Master Plan. Risk areas selected for mitigation project development are outlined in **Exhibit 23** below.

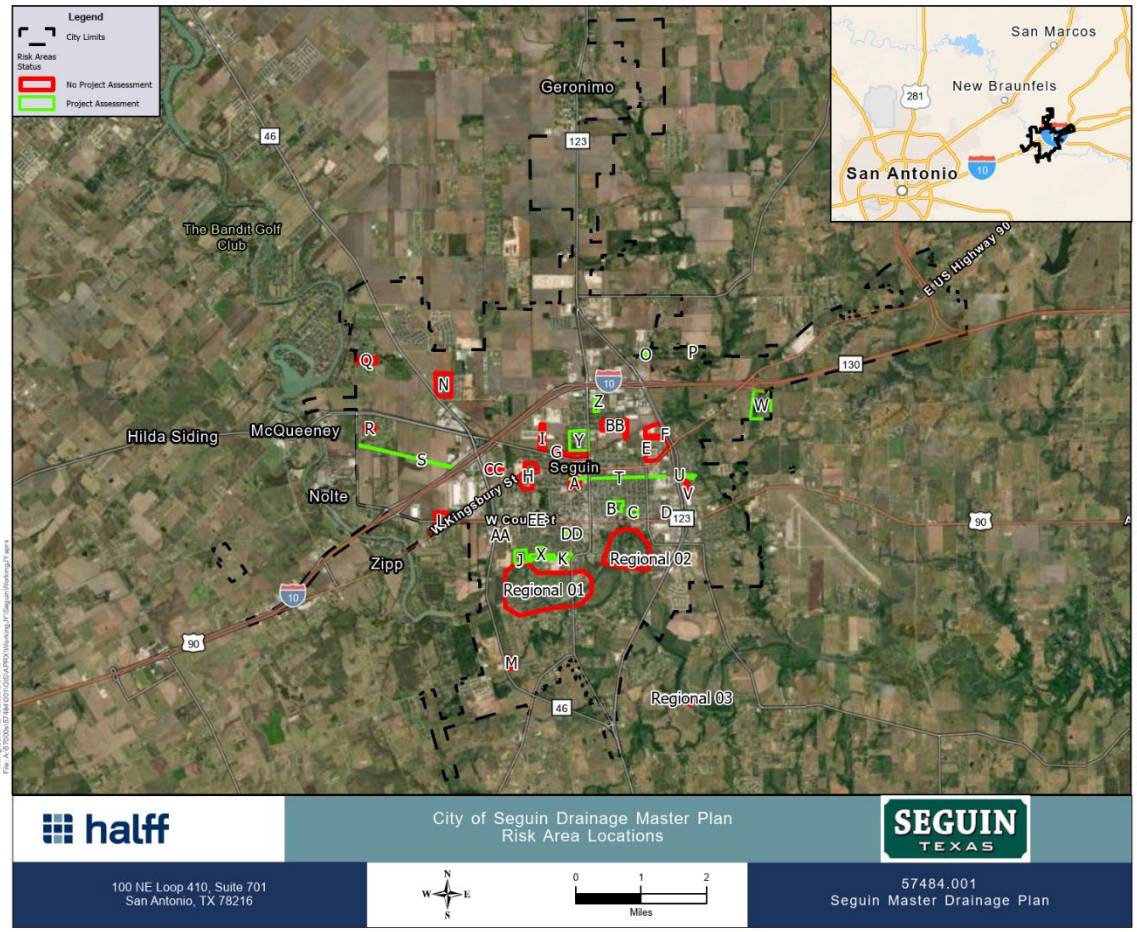


Exhibit 23. Risk Area Locations

17.0 Project Development Approach

Risk Areas were identified based on the rapid assessment results obtained from a HEC-RAS 2-Dimensional (2D) model. These results showed areas where flooding occurs the most frequently within the City of Seguin and from this effort, risk areas were identified. The following report outlines these risk areas and the associated proposed projects to reduce flood risk within these areas and surrounding areas.

Benefits of proposed projects were identified using multiple approaches including Bentley StormCAD modeling and HEC-RAS modeling from a revised rapid assessment model and are designed to mitigate the 25-Year storm event. These benefits are included to show either floodplain reductions from HEC-RAS or hydraulic and energy grade line (HGL and EGL) improvements within the existing storm drain from StormCAD. HEC-RAS storm drain improvements were simulated through “burning” channels into existing terrain to provide conveyance of stormwater. The projects were identified at a conceptual level and will be used to plan for detailed design in the future.

18.0 Proposed Projects

18.1 Risk Area Summary

In total, there are 17 risk areas that were identified by the City. The **Table 13** summarizes the risk areas analyzed within this report. Note that some risk areas have been separated into multiple project areas.

Table 13. Risk Area Summary

Analyzed Risk Areas for Project Development	
Risk Area B – N Bauer St	Risk Area U – Middletowne Rd
Risk Area C – N Olive St	Risk Area U – Oldtowne Rd
Risk Area D – Hallmark Dr	Risk Area U – Park Village Ln
Risk Area J – Sunset Village Neighborhood	Risk Area W – Sunbelt Rd
Risk Area K – Nelda St	Risk Area X – Renee St
Risk Area O – Burr Oak	Risk Area Y – Bowie St
Risk Area P – Twin Oak Rd Low Water Crossing	Risk Area Y – Camp St
Risk Area S – Friesenhahn Rd	Risk Area Z – Breustedt St
Risk Area T – E Cedar St	Risk Area DD – Jefferson Ave
Risk Area AA – Jefferson and Highway 46	Risk Area CC – Court St (Clay to Prexy)

18.2 Risk Area B – N Bauer St

18.2.1 Project Description

Risk Area B is located in a residential neighborhood with localized flooding occurring mainly along Aguila St, Bauer St, and Ireland St between Elm St and E Walnut St. Bauer Park is located immediately to the north of the risk area boundary. Approximately 21 structures experience flood inundation at or above 0.5’ of water during the 25-Year storm event. Elm St experiences flood depths up to 1.0’ while both Aguila and Bauer St experience between 1.0’ to 2.0’ of water.

Stormwater is conveyed underneath Bauer Street through an existing 36” RCP, which transitions into a 48” RCP before discharging into a 6’ x 5’ box culvert. The culvert outfalls into a tributary of the Guadalupe River approximately 280 ft north of Court Street.

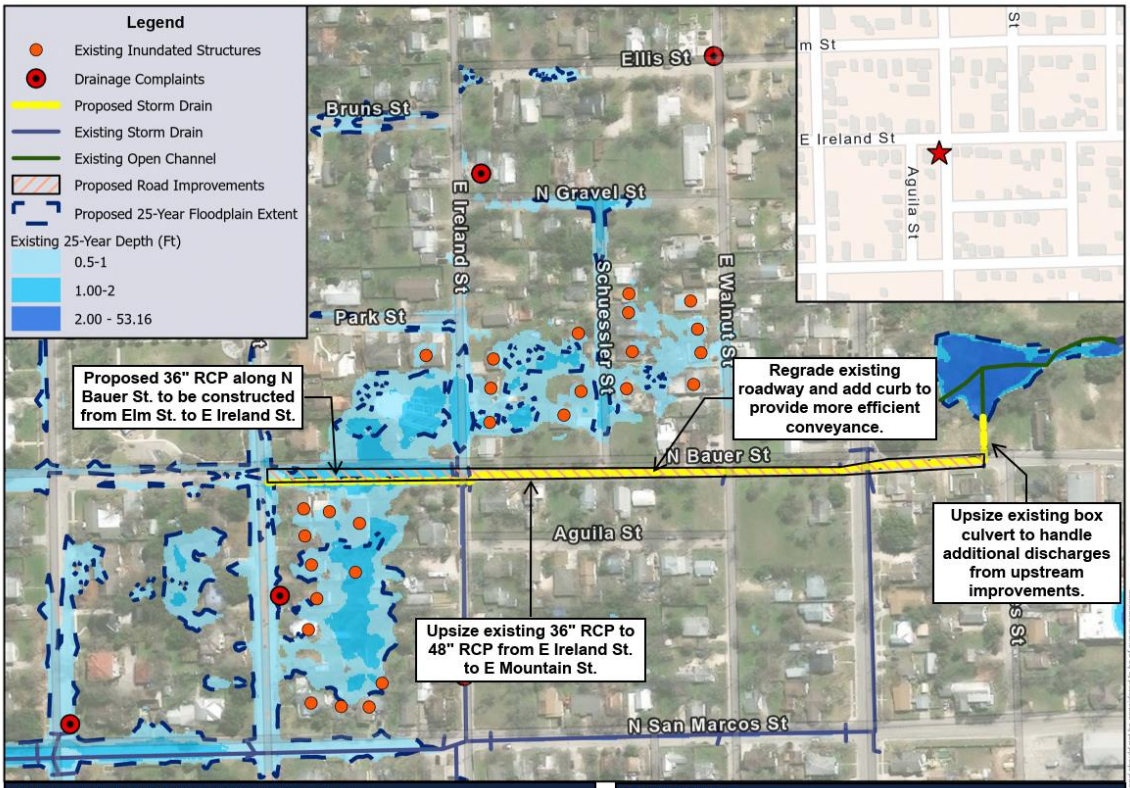
Preliminary results from HEC-RAS 2D modeling show ponding within the neighborhood just north of E Ireland St and throughout much of N Bauer St. Storm drain analysis performed using StormCAD shows most of the 36” RCP along N Bauer St exceeds capacity at the 5-Year storm event. The 48” RCP along N San Marcos and E Mountain St reaches capacity at the 25-Year storm event. Surcharging of the storm drain, combined with localized flooding, results in the surrounding neighborhoods and roadways to become inundated quickly. Relief only occurs when the storm drain network has had sufficient time to drain.

Furthermore, a profile was anallyzed along N Bauer St, and it was apparent that ponding was occurring in locations where the street slope was shallow or flat. Due to this, street improvements, such as regrading to create positive slope and installing curb and gutter along N Bauer St are recommended to convey stormwater to the south more efficiently. Approximate limits of curb and gutter installation would occur between Elm St and E Mountain St.

Project solutions for Risk Area B focus on N Bauer St and the adjacent neighborhood to the west. No physical improvements are proposed for N San Marcos St, but reduction in roadway flood inundation along Aguila St is anticipated with the added storm drain capacity along N Bauer St.

18.2.2 Benefits

The recommended improvements offer benefits to both structural and roadway features within the risk area. StormCAD analysis with the additional proposed RCP's show increased capacity for the network along N Bauer St, E Mountain St, and N San Marcos St. Additional capacity to the storm drain network, along with the proposed roadway regrade and curb improvements allows for more efficient capture of stormwater along N Bauer St. Benefits are realized most within the neighborhoods along Schuessler and E Walnut St. HEC-RAS modeling of proposed improvements are provided in **Exhibit 24** and show 9 structures removed from the 25-Year floodplain. The neighborhood just south of E Elm between N San Marcos and N Bauer St still experiences considerable flooding and is a result of low ground with no efficient drainage path. Additional improvements that could be considered include adding additional inlets to the storm drain along E Ireland St.



PROJECT DESCRIPTION/NOTES

Homes along N Bauer St are at risk of flooding during the 25-year storm event. Proposed improvements include the following, presented in the order they should be implemented:

1. Increase the slope of street and install curb & gutter.

2. Add additional storm drain pipe to the north, along N Bauer St and along Elm St.

3. Upsize the existing storm drain pipe for additional capacity, if needed from the above proposed improvements.

BENEFITS

- Reduces flood risk along N Bauer St and surrounding residential properties

- More cost efficient solution

CHALLENGES

- Possible downstream impacts

- Downstream storm drain systems will need to be analyzed for capacity

- Construction impacts to community/traffic

Printing Date: 10/22/2025 2:41 PM
File: A:\57000s\57484\001\GIS\APRX\Task6\Task6_UpdatedStructures.aprx

halff

City of Seguin Drainage Master Plan
Risk Area B
N Bauer St from Elm St to E Gonzales St

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

0 150 300
Feet

57484.001
Seguin Master Drainage Plan

Exhibit 24. Risk Area B Project Map

18.2.3 Cost

A tentative project cost was calculated, and a breakdown of the associated costs can be found in **Table 14**.

Table 14. Risk Area B Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.57
ROW/Easement	0.8
Engineering and Testing	0.24
Utility Adjustments	.08
Total	**$2.69**

18.2.4 Constraints

There are several potential constraints associated with the proposed improvements for this risk area. There are likely underground utilities that will need to be relocated due to the implementation of additional storm drain. Additionally, several driveways will need to be reconstructed alongside the proposed roadway re-grading. Property owners would be affected by the construction and phasing would need to occur to reduce impacts. Downstream impacts at the outfall just north of Court St should be evaluated more thoroughly to ensure surrounding structures along E Mountain St and N Bauer St are not affected, and to mitigate possible discharge velocity increases.

18.3 Risk Area C – N Olive St

18.3.1 Project Description

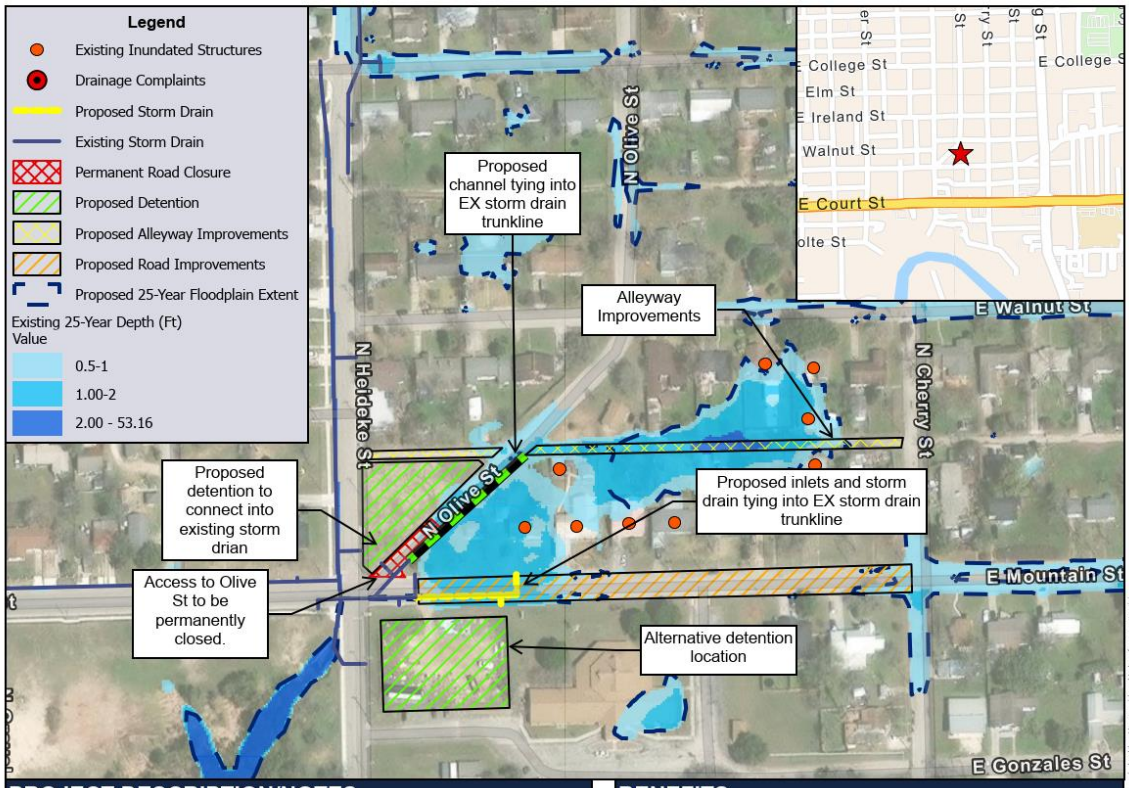
Risk Area C is located two streets to the east of Risk Area B and includes the neighborhood encompassed by N Heideke St to the west, E Walnut St to the north, N Cherry St to the east, and E Mountain St to the south. Approximately 9 structures experience flood inundation at or above 0.5’ of water during the 25-Year storm event. Flood depths exceeding 2.0’ occur along N Olive St and at the intersection of N Heideke St and E Mountain St. An existing storm drain network captures stormwater at the intersection of these three roads and discharges it through a 6’ x 4’ box culvert, where it outfalls into an unnamed tributary connecting to the Guadalupe River.

Preliminary results from the HEC-RAS 2D modeling show significant ponding along N Olive St and along the alleyway behind the houses facing E Walnut St. Storm drain analysis using StormCAD show the existing box culvert along N Heideke St has sufficient capacity for the 25-Year storm event, but a significant portion of the existing network at the intersection for E Mountain St, N Olive St, and Heideke St is close to capacity during the 5-Year event.

Project solutions for Risk Area C include improving the alleyway behind the houses along N Olive St and connecting to a proposed roadside ditch running southwest along N Olive St, down to the existing inlet that discharges into the 24” RCP. Additionally, roadway improvements with curb extensions are proposed from E Mountain St to N Cherry St, along with a 24” RCP to connect into the exiting 48” RCP with additional storm drain inlets to capture stormwater before it begins to pond in the intersection to the southeast. A 6.0’ deep detention pond is proposed in one of two locations in the vacant lot adjacent to Olive St. to capture additional discharges from both the alleyway and excess flows from the proposed channel. The geometry of the 5-legged intersection of Olive Street, Mountain Street, and Heideke Street does not meet the City's design criteria for street spacing. Therefore, abandoning a portion of Olive Street is recommended for the section of N Olive St starting at E Mountain St to the private alleyway 250 ft northeast.

18.3.2 Benefits

Benefits from the combined improvements are realized along Olive and E Mountain St. with road flooding almost completely removed from along E Mountain and 3 residential structures being removed from the floodplain. **Exhibit 25** shows preliminary modeling results with projects incorporated.



PROJECT DESCRIPTION/NOTES

Homes along N Olive St are at risk of flooding during the 25-year storm event. Proposed improvements include the following, presented in the order they should be implemented:

1. Implement alleyway improvements for better drainage in the alley behind the houses along N Olive St.

2. Create a defined channel along N Olive St and tie into the existing storm drain system near the intersection of N Olive St and E Mountain St.

3. Extend the curb & gutter eastward with additional inlets as needed to intercept flow before the intersection.

4. Provide detention facility in open parcel with depths from 5 ft - 9 ft. Facility to drain into existing RCP along N Heideke St.

BENEFITS

- Reduces flood risk along N Olive St and surrounding residential properties

- More cost efficient solution

CHALLENGES

- Possible downstream impacts

- Downstream storm drain systems will need to be analyzed for capacity

- Construction impacts to community/traffic

Printing Date: 11/3/2025 2:43 PM
File: A:\57000s\57484\001\GIS\APRXTask6\Task6_UpdatedStructures.aprx

halff

City of Seguin Drainage Master Plan
Risk Area C
Olive St from E Mountain St to E Walnut St

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

N W E S

0 100 200
Feet

57484.001
Seguin Master Drainage Plan

Exhibit 25. Risk Area C Project Map

18.3.3 Cost

A tentative project cost was calculated, and a breakdown of the associated costs can be found in **Table 15**.

Table 15. Risk Area C Expected Project Cost

Cost Type	Amount (in Millions)
Construction	0.26
ROW/Easement	0.01
Engineering and Testing	0.04
Utility Adjustments	0.01
Total	**0.32**

18.3.4 Constraints

Expected constraints include coordination with homeowners along N Olive St and E Walnut St during alleyway and channel improvements, as well as with homeowners along E Mountain St during curb and storm drain improvements. Utility conflicts are also expected within this area. Downstream impacts to the Guadalupe River will need to be assessed as a result of the storm drain improvements to mitigate increases in velocity at the outfalls. Finally, the culvert crossing at the intersection of E Mountain St, N Olive St, and N Heideke St, along with the cross culvert at E Court St, will need to be evaluated for hydraulic capacity and existing scour conditions to determine whether structural upgrades are necessary.

18.4 Risk Area D – Hallmark Dr

18.4.1 Project Description

Risk Area D is located south of E Walnut St and north of E Court St, encompassing H-E-B at 1340 E Court St, Hallmark Dr, and the residential properties along N Leonard Ln. Multiple structures within this area encounter flooding issues within and immediately surrounding this risk area to the south and west, with documented damages for multiple homes along N Leonard Ln and the 1838 Grill restaurant located at 1338 E Court St.

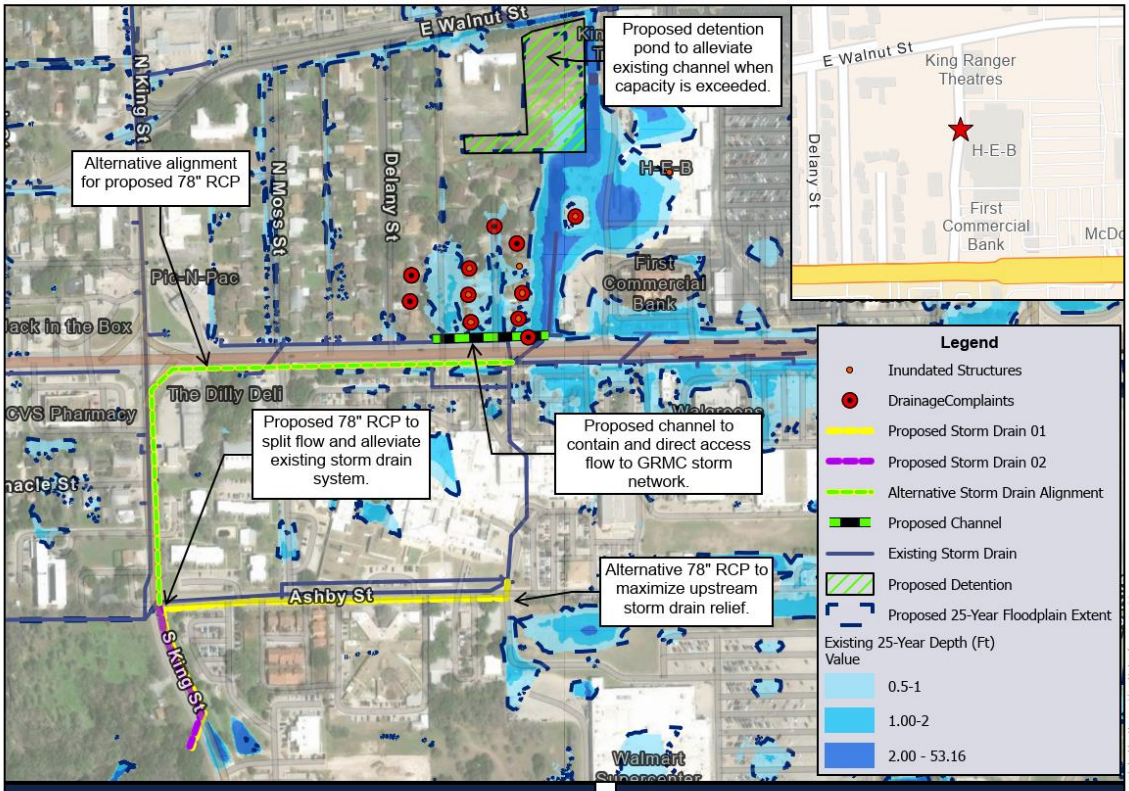
Analysis using both HEC-RAS 2D and StormCAD modeling software show that the storm drain system that begins just west of 1838 Grill and passes under the Guadalupe Regional Medical Center (GRMC) and outfalls into the Guadalupe River exceeds capacity for the 5-Year through 100-Year storm events. Shallow slopes within the storm drain network, combined with large stormwater discharges from higher intensity urban and commercial development, result in an inefficient storm drain system that surcharges stormwater upstream into the connecting channel along Hallmark Dr. This also creates a bottleneck that prevents stormwater from upstream drainage basins to properly drain through the channel and into the GRMC storm drain network.

The most cost-efficient solution with the least amount of impact from anticipated construction is a new storm drain outfall located southeast of the current outfall within a small tributary of the Guadalupe River. A proposed 78” RCP will connect from the intersection of S King St and Ashby St and outfall approximately 390 ft south into the unnamed tributary. Additional improvements include a detention pond just east of the Walnut Street Church of Christ (WSCC), located at 1351 E Walnut St, to provide additional storage volume to the adjacent channel, as well as a proposed channel along Court St beginning just west of N Leonard Ln and outfalling into the existing storm drain system near the EZPAWN property at 1332 E Court St. To further expand the capacity limits of the GRMC network, an additional 78” RCP is proposed, flowing from east to west along Ashby St to divert flow from the existing system into the unnamed tributary southwest of King St.

18.4.2 Benefits

Benefits from Risk Area D proposed solutions are marginal when looking at HEC-RAS model results with depth reductions of 0.25’ to 0.5’ around Leonard Ln and E Court St. Flooding along Leonard Ln is improved with inundation mostly contained within the roadway, however, the homes just west of Leonard Ln still experience flood depths up to 1.0’. While initial HEC-RAS modeling results from discussed improvements do not show extensive floodplain reductions, these results do not consider improved tailwater conditions from the storm drain

network downstream of the area. The proposed storm drain profile along King St is shown in **Figure 41**. Diverting flow into the proposed storm drain along King St from the existing 78” RCP will attribute to greater capacity limits of the overall storm drain network, allowing more efficient drainage from the proposed channel along E Court St and the existing channel just east of Leonard Ln. The overall project map for Risk Area D is shown in **Exhibit 26** below. Depth reductions are presented in **Figure 42**. It is recommended to pursue a detailed analysis of this area using software that can incorporate both 2D flow and storm drain capabilities.



PROJECT DESCRIPTION/NOTES

Severe flooding along channelized area behind HEB and Court St. Undersized storm drain network with shallow slopes creates a choke point at the upstream end of the storm drain system and backfills into the existing channel and neighborhood along N Leonard Ln. Proposed Improvements include, presented in the order they should be implemented:

1. New 78" RCP from intersection of Ashby and King St to divert flow from existing 78" storm pipe south along King St. and into Guadalupe River (alternative alignment to run west on Court St and south along King St).

2. In addition to Project 1, construct a detention pond just east of Walnut St. Church of Christ (WCC).

3. Combine Projects 1 and 2 along with a proposed U-channel beginning at Delaney St. and ending just north of Court St.

4. Project 3 plus an additional 78" RCP beginning at the east end of Ashby St. and running parallel along the existing 78" RCP. Proposed 78" RCP will discharge into the Guadalupe River.

BENEFITS

- Allows quicker drainage of the storm drain system along Ashby St and the Guadalupe Regional Medical (GRMC) Center and prevents surcharging into the existing channel along H-E-B.

- Proposed pond allows for capture of any additional flood water not contained by the existing channel and can still be used for recreational purposes for the church.

CHALLENGES

- Utility conflicts along Ashby St.

- Impacts to property downstream of proposed RCP's will need analysis

- Traffic routing during construction.

- Coordination with GRMC and and WCC.

halff

City of Seguin Drainage Master Plan
Risk Area D
Hallmark Drive

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

N W E S

0 250 500 1,000
Feet

57484.001
Seguin Master Drainage Plan

Printing Date: 12/18/2025 11:40 AM
File: A:\57000s\57484.001\GIS\APRX\Task6\Task6_UpdatedStructures.aprx

The information contained in this map is offered as is, with no claim or warranty as to its accuracy or completeness. This map is for reference only and should not be considered to be of survey precision.

Exhibit 26. Risk Area D Project Map

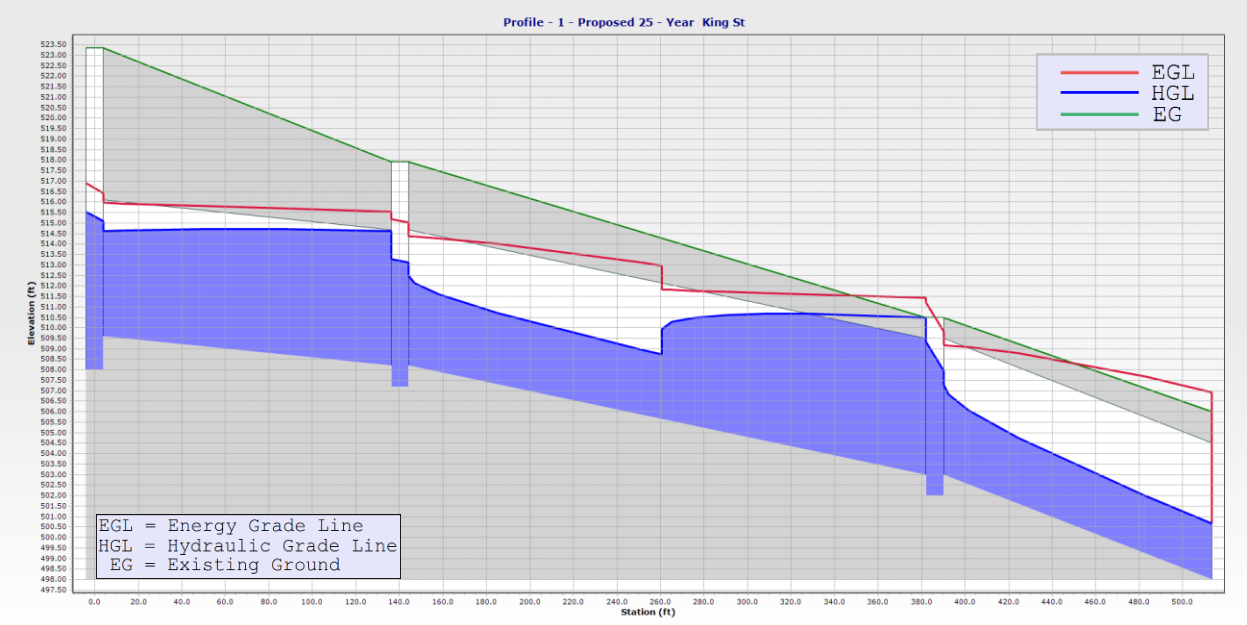


Figure 41. Proposed Storm Drain along King Street



Figure 42. Risk Area D Depth Reductions

18.4.3 Cost

A tentative project cost was calculated, and a breakdown of the associated costs can be found in **Table 16**. An additional cost was calculated for the proposed alternative alignment of the 78" RCP running west then south along Court St and King St.

Table 16. Risk Area D Expected Project Costs

Cost Type	Amount (in Millions)
Construction	4.40
ROW/Easement	0.22
Engineering and Testing	0.66
Utility Adjustments	0.22
Preliminary Engineering Report	.44
Total	**$5.94**
Alternative Alignment	
Construction	5.66
ROW/Easement	0.28
Utility Relocation	0.28
Engineering and Testing	0.85
Preliminary Engineering Report	0.57
Total	**7.64**

18.4.4 Constraints

Expected constraints for the proposed storm drain along S King St and the proposed detention pond adjacent to the WSCC include property acquisition and coordination with property owners, as well as utility relocation along S King St. Traffic impacts are expected along S King St and Ashby St for the storm drain improvements, and Delany St and N Leonard Ln for channel improvements. Coordination with the GRMC may be required for improvements along Ashby St.

18.5 Risk Area J – Sunset Village Neighborhood

18.5.1 Project Description

Risk Area J includes the neighborhoods along Renee St, Paige St, and Burges St. While structural flooding in this risk area is minimal, much of the area experiences severe flooding along roadways with additional water ponding outside City right-of-way.

StormCAD analysis shows that the existing storm drain running west to east has sufficient capacity for the 25-Year storm event. Proposed improvements include additional 24" RCP laterals along Renee St and Paige St to connect into the existing network to the north and capture water quicker before road inundation occurs downstream during rain events. An additional 24" RCP along Burges St with 2 inlets is proposed to drain water south into the Guadalupe River, relieving some accumulation of stormwater at the south of the neighborhood. Small channelization of the alleyways between Paige St and Renee St were considered to help convey stormwater south and into the proposed storm drain along Burges St. but complications with the adjacent driveways are expected. Instead, 24" RCP's are proposed along the two alleyways adjacent to Renee and Paige St. to connect to the existing 30" RCP and 40" RCP running east to west. Additional improvements include constructing a channel at the northwest corner of the neighborhood to divert water north of Renee St, behind the houses, and into a regraded, existing channel that drains south into an existing storm drain and outfalls into the Guadalupe River.

18.5.2 Benefits

Benefits of the proposed improvements include a more efficient channel to convey water to the Guadalupe River outside of the neighborhood, to the west. This will decrease the amount of water flowing to Renee St, Paige St, and the alleys from the north. With the additional inlets and storm drain laterals connecting to the existing west to east system, water will be captured quicker, decreasing the amount of water flowing downstream to Burges St. Finally, constructing a separate outfall will drain the water to the Guadalupe River more efficiently from Burges St, providing some relief to the ponding and localized flooding occurring at the intersection of Renee St and Burges St. Initial HEC-RAS model results show considerable depth reductions along Burges St and around the residential structures on the eastern neighborhood. See **Exhibit 27** for the overall project map.

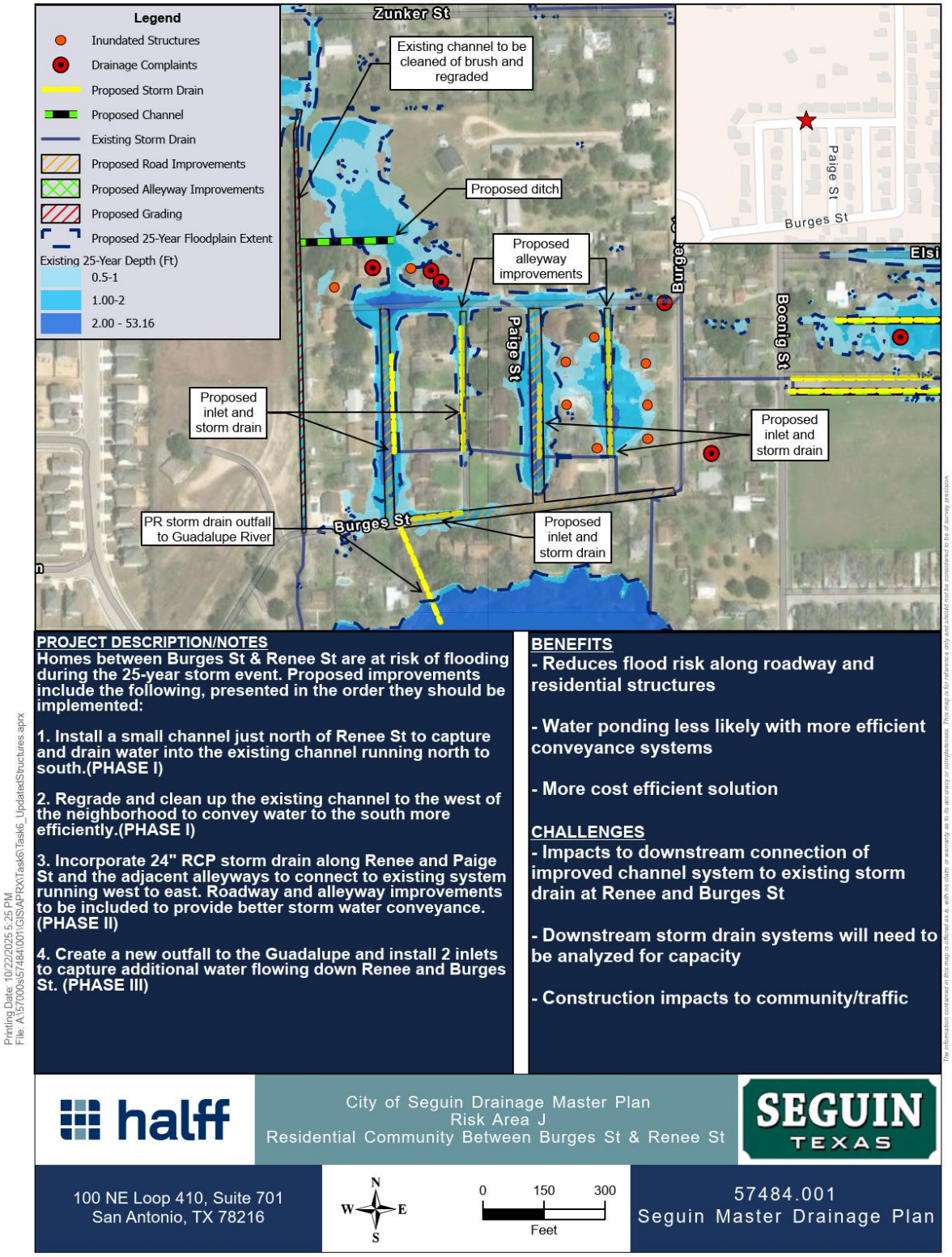


Exhibit 27. Risk Area J Project Map

18.5.3 Cost

A tentative project cost was calculated, and a breakdown of the associated costs can be found in **Table 17**.

Table 17. Risk Area J Expected Project Costs

Cost Type	Amount (in Millions)
Construction	0.71
ROW/Easement	0.04
Utility Adjustments	0.04
Engineering and Testing	0.11
Total	**$0.90**

18.5.4 Constraints

The main constraints expected for these proposed solutions include traffic impacts, utility relocation and impacts to residential access. Proposed storm drain improvements should be further assessed to ensure no surcharge occurs due to tailwater conditions from the Guadalupe River. Additionally, downstream impacts to the Guadalupe River need to be assessed to confirm there is no rise in water surface elevation. The existing inlet and RCP located at the southwest corner of the neighborhood on Burges St should also be assessed to ensure that there is enough capacity to convey the additional water from channel improvements and will not cause ponding along the roadway where the channel outfalls into the storm drain.

18.6 Risk Area KX – Nelda St

18.6.1 Project Description

Risk Area K and Risk Area X were combined into one risk area due to the proximity and hydraulic interaction they have with each other. These risk areas focus on the streets and surrounding neighborhoods of Short Ave, Elsik St, and Nelda St. Severe flooding occurs along Nelda St between S Austin and Boenig St with flood depths exceeding 2.0'. Residential structures south of Elsik St and to the west of Stratton St and Nelda St experience flooding up to 2.0'.

The shallow roadway and storm drain slope along Nelda St prevents storm water from draining efficiently and results in ponding along much of the street and low-capacity limits for the storm drain. Natural drainage patterns indicate water flows both east and west along Nelda St with the high point separating the drainage direction located at the intersection of Nelda St and Legette St.

Proposed improvements for the residential area south of Elsik St include proposed storm drain along Elsik St connecting to the existing storm drain running south along Short Ave, as well as channelizing the existing alleyway behind the houses along Elsik St to direct stormwater to the existing storm drain network on Short Ave. Additional storm drain improvements are proposed along Nelda St beginning at Legette St and ending at Boenig St. On the north side of Nelda St, roadside ditches are proposed from Stratton St to Short Ave and on the south side of Nelda St, roadside ditches will be constructed from Short Ave to Boenig St. Improvements located at the east end of Risk Area K include a small detention pond on the north side of Nelda St between S Saunders and S Austin St. Additional detention facilities just west of Saunders St and on the west side of Nelda St can be utilized in tandem with the proposed facility along S Austin and Nelda St. Preliminary modeling results from HEC-RAS only utilize the proposed detention facility on the far east side of Nelda St.

Detention at the parking lot just west of the Guadalupe County Expo Center may also provide benefits by providing additional stormwater storage volume for this risk area. Alternative detention for this area may involve either lowering the parking lot to be able to contain larger amounts of water or designating a portion of the parking lot to be utilized as a traditional detention center. Alternatively, underground detention beneath the parking lot may be considered. Existing ground elevations along with the existing storm drain inverts of the 48" RCP along Nelda St were considered for initial sizing of underground detention center dimensions. Maximum height for proposed detention underneath the parking area should not exceed 7.0' and should be routed to drain into the

existing 48” RCP along Nelda St. Figure 43 outlines the area proposed for additional detention facility improvements.

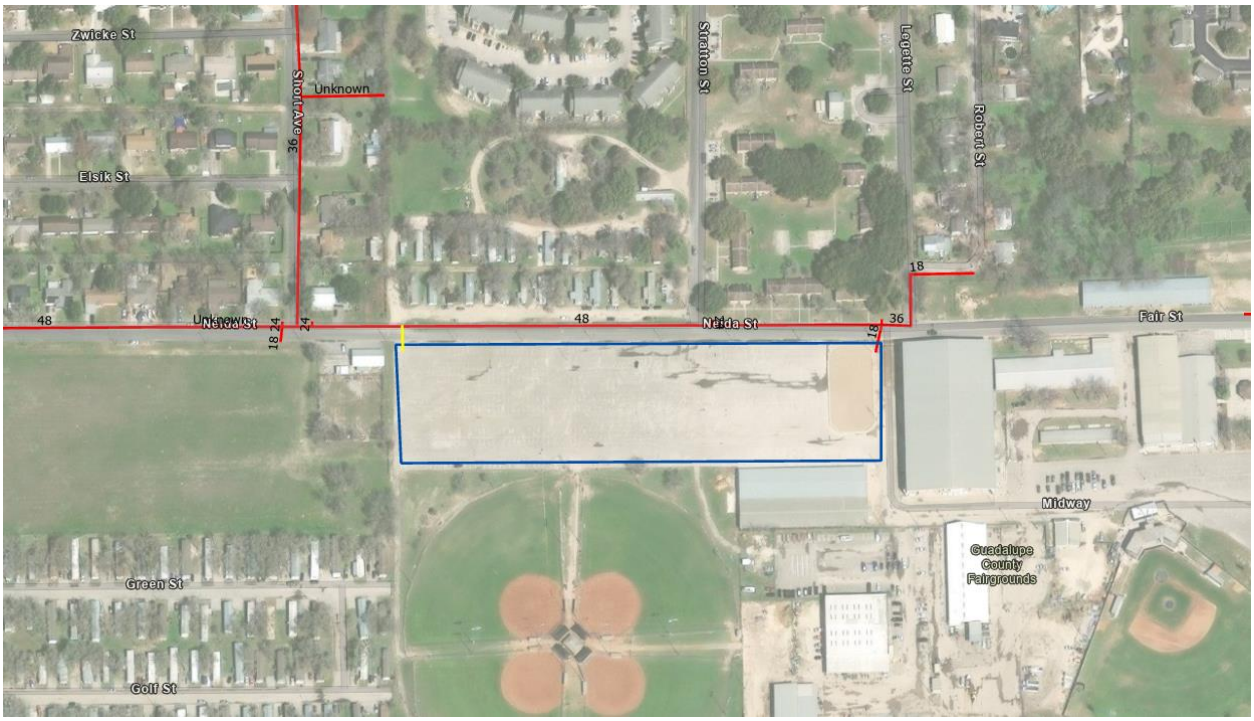


Figure 43. Risk Area KX Additional Detention Area

Another alternative project assessed for this risk area would involve proposed storm drain beginning on the far east side of Nelda St near Nelda and S Austin St and discharging into a proposed detention center within the empty lot near Nelda St and Boenig St. After reviewing existing ground elevations it was determined that this project would not be feasible due to increasing grade running east to west along Nelda St. In order to provide sufficient slope for the proposed storm drain the proposed detention facility would require depths exceeding 10.0 ft. Should this required depth be reached for the detention facility, storm drain cover requirements would constrain proposed storm drain sizes to a 24” or 36” RCP which would provide minimal benefit for this area. **Figure 44** below outlines the proposed storm drain alignment running east to west and the existing ground elevations along the alignment.

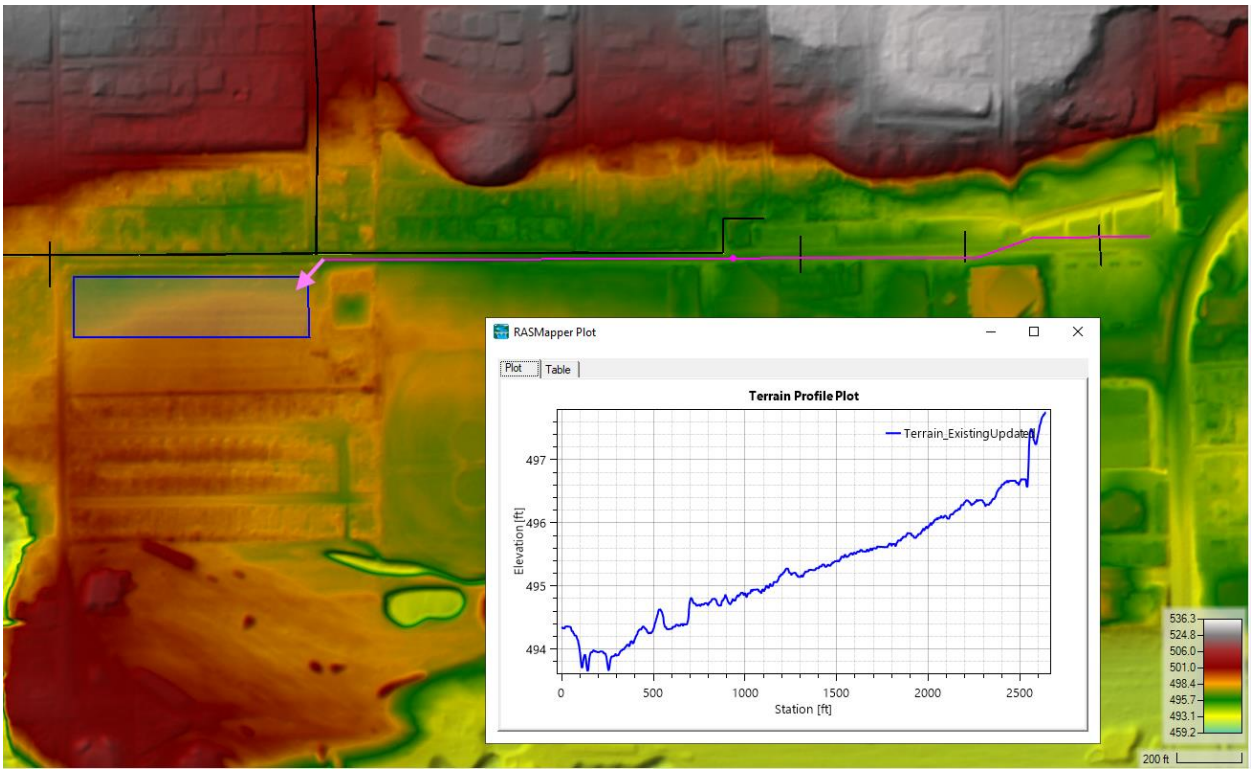


Figure 44. Nelda Sreet Ground Elevations

18.6.2 Benefits

Proposed projects within Risk Area K and Risk Area X serve to alleviate flooding on both the east and west side of Nelda St and the adjacent neighborhoods. Preliminary HEC-RAS modeling of the proposed projects show improvement in flood depths at the intersection of Short Ave and Nelda St. Road improvements including regrading and raising Nelda St 1.0' – 1.5' will allow the road to remain dry during the 25 - Year event. Due to the complexity of proposed projects and connection of existing and proposed storm drain systems, it is recommended to apply a more detailed analysis of this area using software capable of both 2D modeling and storm drain modeling, such as Infoworks ICM or XPSWMM. Additionally, HEC-RAS continues to see software updates in storm drain modeling capabilities and is expected to provide more usable and reliable storm drain features in the future. See **Exhibit 28** for an overview of proposed projects for Risk Area K and Risk Area X.

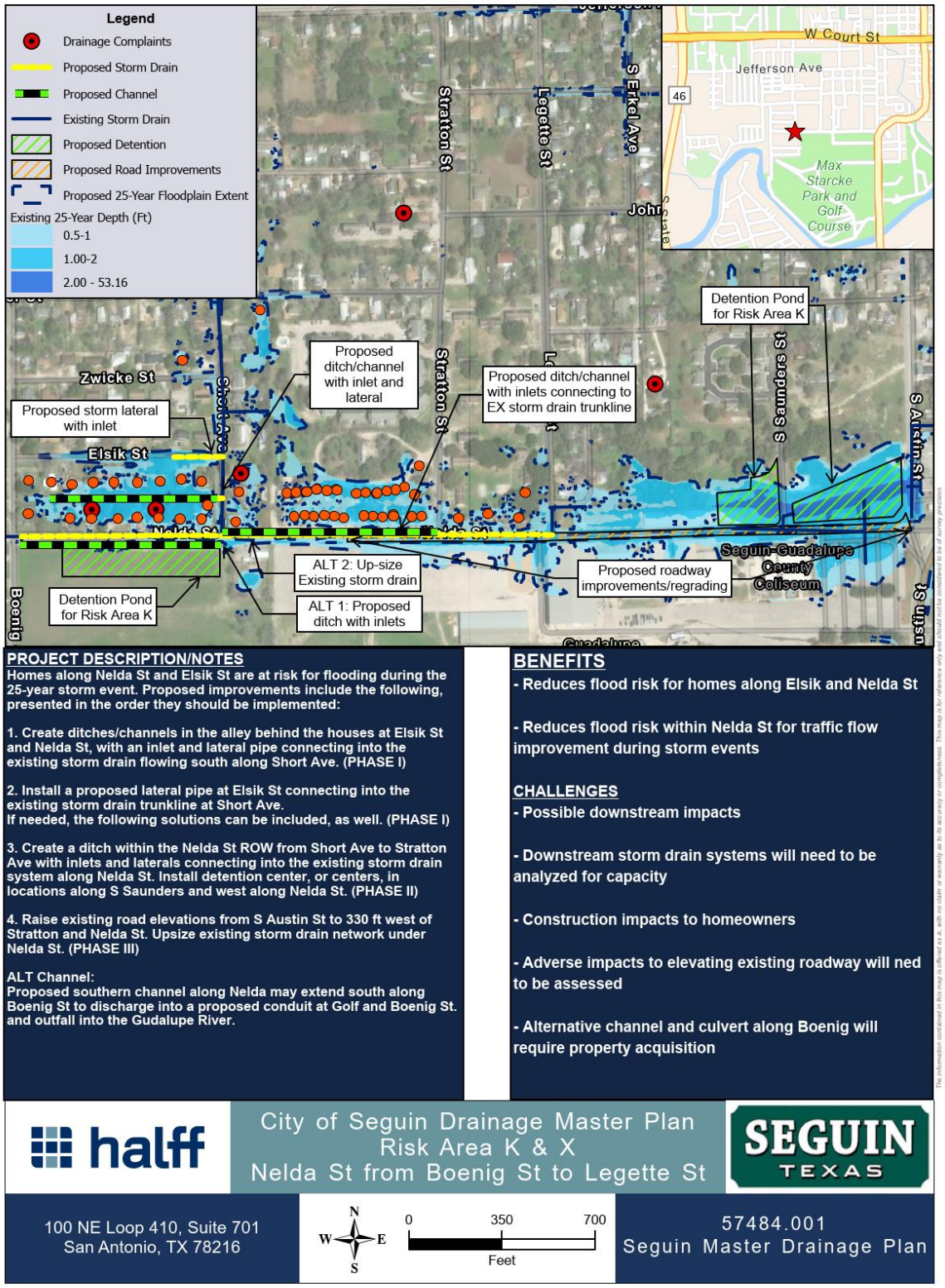


Exhibit 28. Risk Area KX Project Map

18.6.3 Cost

A tentative project cost was calculated, and a breakdown of the associated costs can be found in **Table 18**.

Table 18. Risk Area K and X Expected Project Costs

Cost Type	Amount (in Millions)
Construction	2.63
ROW/Easement	0.13
Engineering and Testing	0.39
Utility Adjustments	0.13
Preliminary Engineering Report	0.26
Total	**$3.54**

18.6.4 Constraints

The main constraints associated with the proposed projects for these risk areas will include utility relocation and coordination with property owners. Construction phasing may be necessary for work along Nelda St to limit the impacts to traffic. Additionally, property acquisition will be necessary for detention improvements on the eastern side of Risk Area K. Further analysis will also be needed for the proposed storm drain to ensure any additional stormwater routing to existing systems will not cause capacity constraints.

18.7 Risk Area O – Burr Oak

18.7.1 Project Description

Risk Area O consists of the extension of Burr Oak to connect with Jay Rd. This area mainly consists of residential homes and open space. The main contributors to flooding in the area are due to the close proximity of the residential homes on Burr Oak to the floodplain along the unnamed tributary of Geronimo Creek, and the lack of adequate channel and storm drain infrastructure. These restrictions cause the area to flood during the 25-Year storm event and larger storm events.

When the flooding occurs in this area, the residents on Burr Oak have restricted access to their neighborhood due to Martindale Rd. It is recommended that Burr Oak be extended to connect with Jay Rd. The extension consists of approximately 1,075 ft of road extension, with associated curb and gutter, sidewalks, and right-of-way acquisition. A cross culvert with a minimum sizing of 2 - 24” pipes will be required to allow water to flow under the street extension. The recommendations described are shown in **Exhibit 29** below.

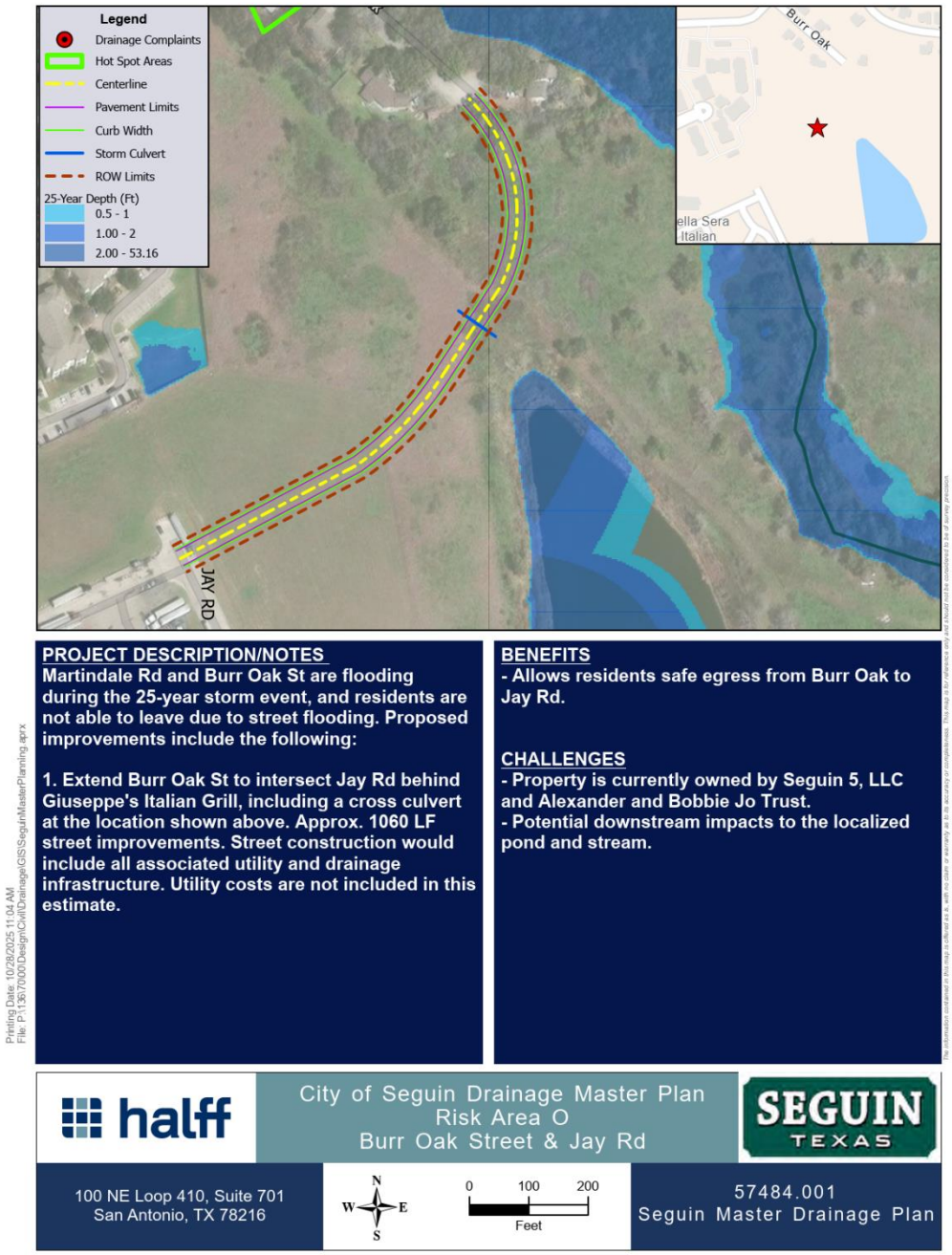


Exhibit 29. Risk Area O Project Map

18.7.2 Benefits

The recommended improvements allow residents egress from the current Burr Oak cul-de-sac to Jay Rd during flooding conditions.

18.7.3 Cost

An approximate opinion of probable cost was calculated, and a breakdown of the associated costs can be found in **Table 19** below.

Table 19. Risk Area O Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.32
ROW/Easements	0.56
Engineering and Testing	0.20
Utility Adjustments	0.70
Total	**$2.78**

18.7.4 Constraints

Construction of the new right-of-way is directly in front of residential structures which may pose a construction constraint. Additionally, the property that this road extension would be built on is currently owned by Seguin 5, LLC and Alexander and Bobbie Jo Trust, so right-of-way acquisition would be required. Associated utility extensions (water, wastewater, gas, electric, telecom) may be required, as well. Potential downstream impacts from the proposed street have not been studied and should be analyzed with detailed design. The improvements also do not improve drainage along Burr Oak from the cul-de-sac to Martindale.

18.8 Risk Area P – Twin Oak Rd Low Water Crossing

18.8.1 Project Description

Risk Area P includes a low water crossing located at Twin Oak Rd and crosses an unnamed tributary of Geronimo Creek. According to the HEC-RAS 2D model, the roadway is overtopped by the 25-Year storm event with water reaching up to 2.0' encroaching into homeowner's backyards. Twin Oak Rd serves as the primary access route for the Oak Village North neighborhood, and for several residents, it is the only paved route to their property. Due to this crossing becoming inundated by the 25-Year storm event, access and safety concerns can occur for people who live on the east side of the crossing.

Furthermore, the 25-Year WSEL is encroaching on properties located upstream of the low water crossing. To remedy this, it is recommended to replace the existing 2 – 48" RCPs with 3 – 6'x4' RCBs and regrade and elevate the existing crossing by 1.5'. In addition, other improvements would include removing the existing stone-lined roadside ditch and HDPE located at the northwest end of the low water crossing and regrade the roadside ditch for more effective drainage to the tributary.

18.8.2 Benefits

The main benefits from proposed projects for Risk Area P are reductions in floodwaters along Twin Oak Rd. Preliminary HEC-RAS modeling results show Twin Oaks Rd to be completely dry for the 25 - Year storm event, allowing residents continued access in and out of the neighborhood.

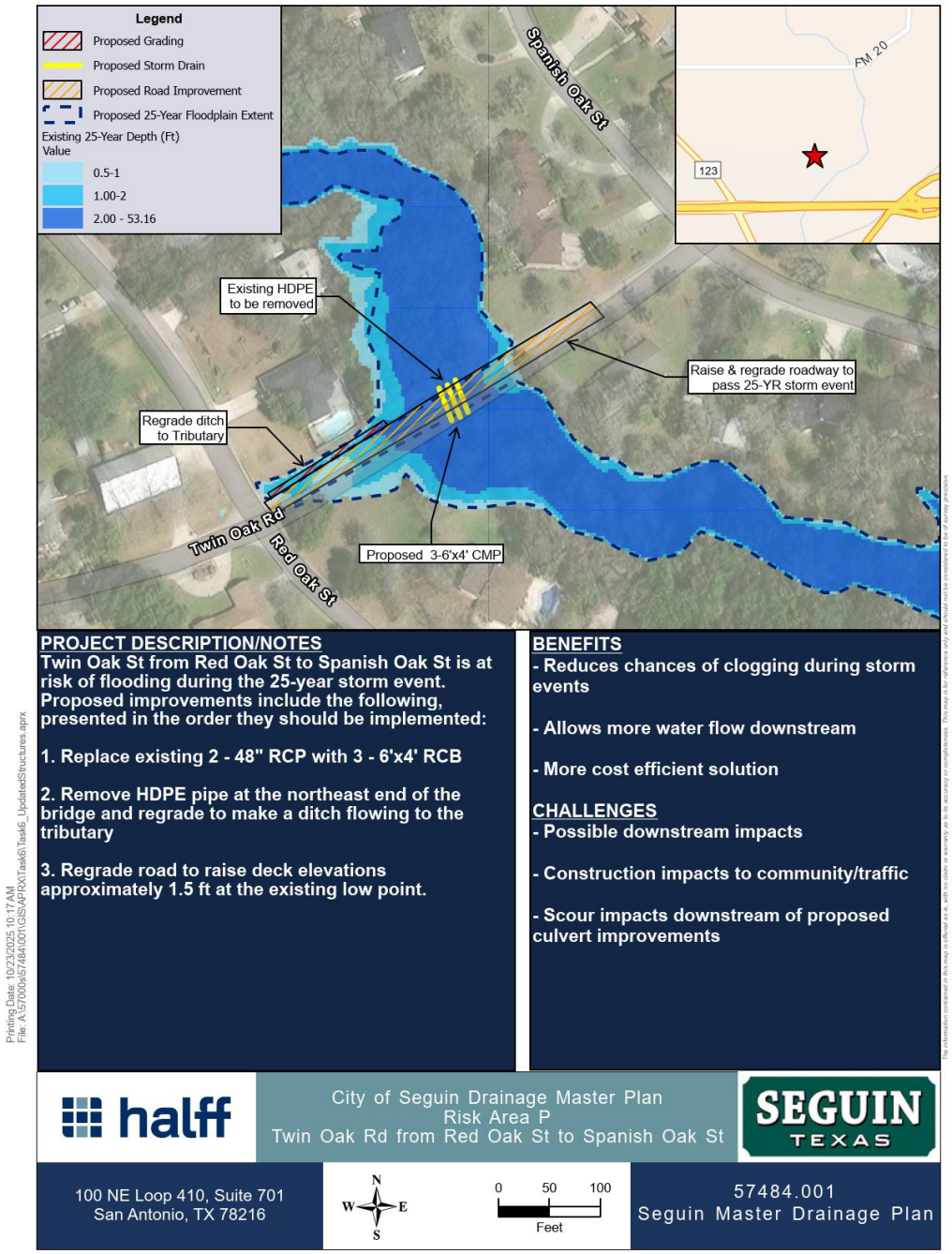


Exhibit 30. Risk Area P Project Map

18.8.3 Cost

An approximate opinion of probable cost was calculated, and a breakdown of the associated costs can be found in **Table 20** below.

Table 20. Risk Area P Expected Project Costs

Cost Type	Amount (in Millions)
Construction	0.19
ROW/Easement	0.01
Engineering and Testing	0.03
Utility Adjustments	0.01
Total	**$0.24**

18.8.4 Constraints

Project constraints will mostly consist of accessibility limitations due to reconstruction of the low water crossing. During construction, residents on the east side of the crossing will not have a direct paved route to their homes. A new temporary route will need to be constructed to the north connecting Red Oak St to Spanish Oak St beforehand if there is not another existing route located to the south of Twin Oak Rd. Additionally, a downstream impacts analysis will need to be performed to ensure there are no impacts to Geronimo Creek due to the proposed drainage improvements upstream. Potential increases in WSEL's and velocities will need additional assessment for impacts to residential properties and to the stream itself from scour and erosion.

18.9 Risk Area S – Friesenhahn Rd

18.9.1 Project Description

The Friesenhahn Road project consists of establishing right-of-way, elevating the roadway, adding channels to both sides of the road, adding multiple culvert crossings, and cutting a relief channel to allow water to flow south. The area consists largely of open space and sparse residential homes. The main contributors to flooding in the area are due to lack of proper grading and drainage. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area the Friesenhahn Roadway must be raised an average of 2.0' for approximately 0.5 miles starting at FM 1620. Additionally, roadside channels need to be added on both sides of the roadway to reduce flood depths from the residential area. The northern channel will have a 12.0' bottom width with 3:1 side slopes and an average depth of 2.5'. The southern channel will have a 10.0' bottom width with 3:1 side slopes and an average depth of 1.5'. A total of five culvert crossings is required to allow water to travel through the roadway. Three of the four western crossings will each be 3 - 6' x 2' box culverts with the remaining crossing consisting of 7 - 6' x 2' box culverts. The eastern crossing will be 12 - 12' x 6' boxes. Finally, the relief channel will be cut to allow flood waters to flow south and consist of a 50' bottom width with 3:1 side slope. The recommendations described are shown in **Exhibit 31** below.

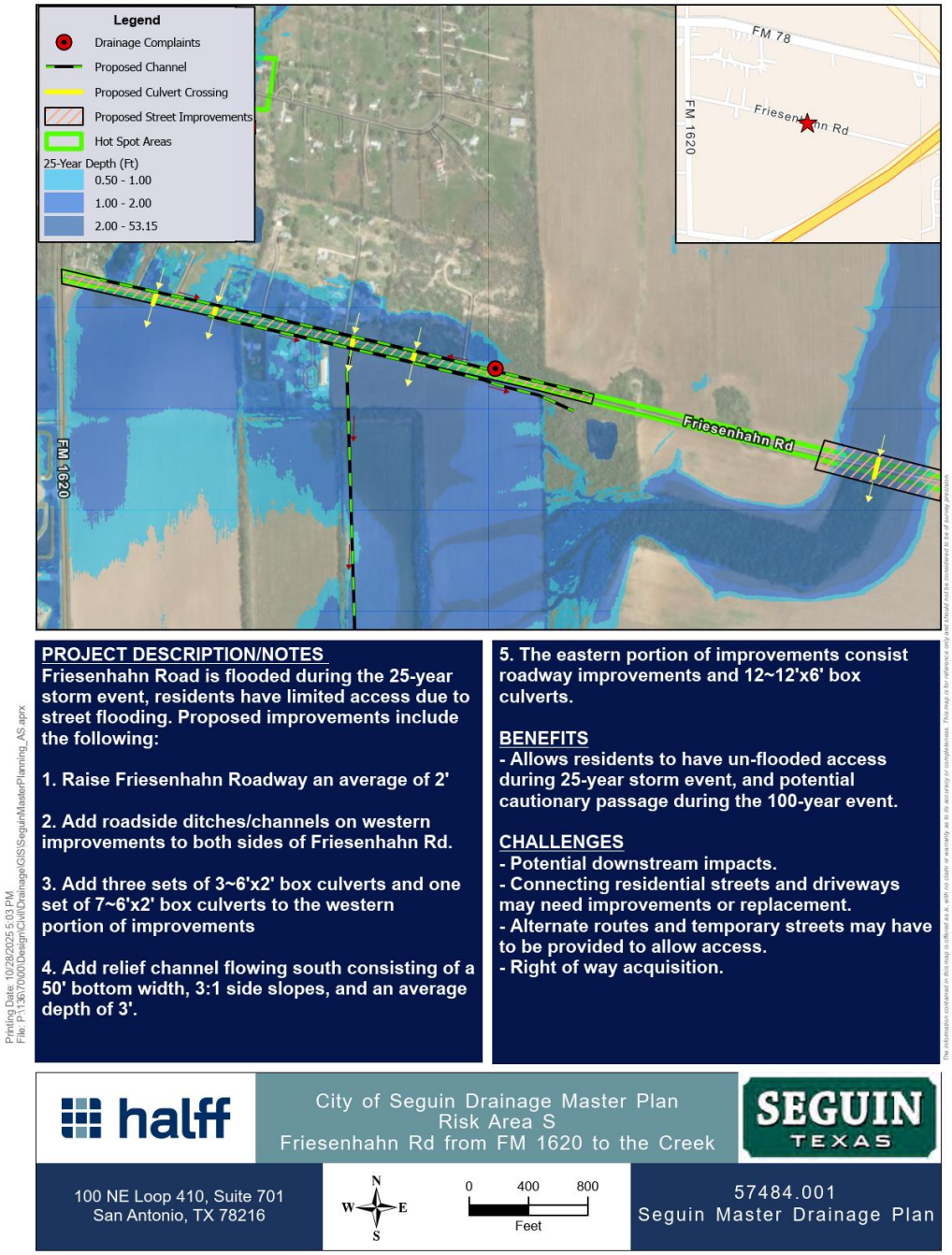


Exhibit 31. Risk Area S Project Map

18.9.2 Benefits

The recommended improvements allow for reduced flood depths and provide cautionary access for residents to evacuate under flooding conditions. These benefits are shown in **Figure 45** below. Colors showing orange, yellow, or red indicate adverse impacts with increased flood depths resulting from proposed improvements. Colors showing blue or green indicate improvements in flooding with reduced water depths.

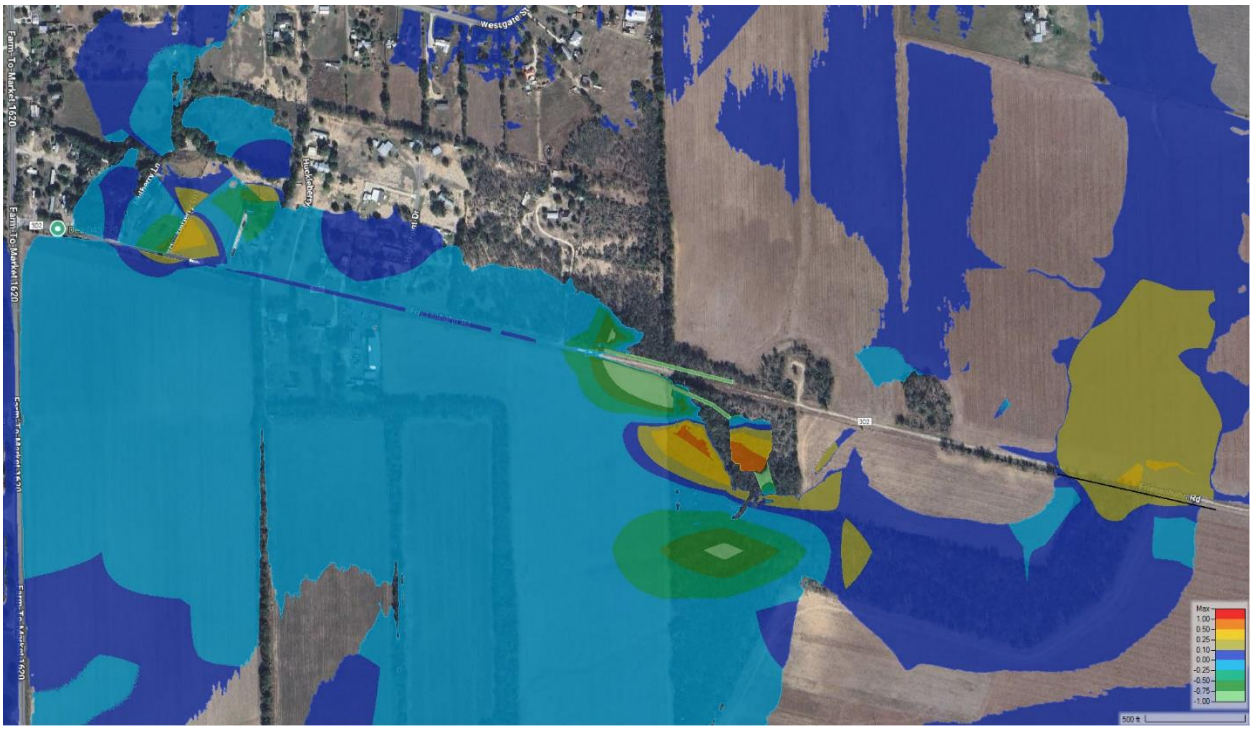


Figure 45. Change in 25-Year Flood Depth (Proposed – Existing) Around Friesenhahn Road

18.9.3 Cost

A cost estimate was calculated, and a breakdown of the associated costs can be found in **Table 21** below.

Table 21. Risk Area S Expected Project Costs

Cost Type	Amount (in Millions)
Construction	5.71
ROW/Easement	1.53
Engineering & Testing	0.86
Utility Adjustments	0.29
Preliminary Engineering Report	0.57
Total	**$8.95**

18.9.4 Constraints

Reconstruction of Friesenhahn Road near residential structures may pose a construction constraint as residents may need alternate routes to access the area. Right-of-way may need to be obtained to account for grading associated with raising the street and cutting relief channels. Utility relocation or replacements for water, wastewater, gas, electric, and telecom may also need to take place. Additionally, connecting residential streets and driveways may need improvement or replacement.

18.10 Risk Area T – E Cedar St

18.10.1 Project Description

Risk Area T focuses on the eastern section of Cedar St near Seguin High School. Structural flooding is of lower concern within this risk area. Flood modeling shows flood depths up to 2-ft at the intersections of E Cedar St and Lamar Dr and E Cedar St and Cardinal Ln. Higher flood depths were also identified in the north parking lot of the Performing Arts Center located at 1315 E Cedar St.

StormCAD and HEC-RAS 2D rapid assessment modeling highlight the section of E Cedar St between Lamar Dr and Cardinal Ln as the most flood prone area within the risk area. Ground elevations within this section of road slope inward from both the east and west creating a low point for water to drain into. StormCAD results show the entire storm drain network beginning at Canary Ln and outfalling into a concreate channel just southwest of the baseball fields at Seguin High School reaches capacity during the 5-Year storm event.

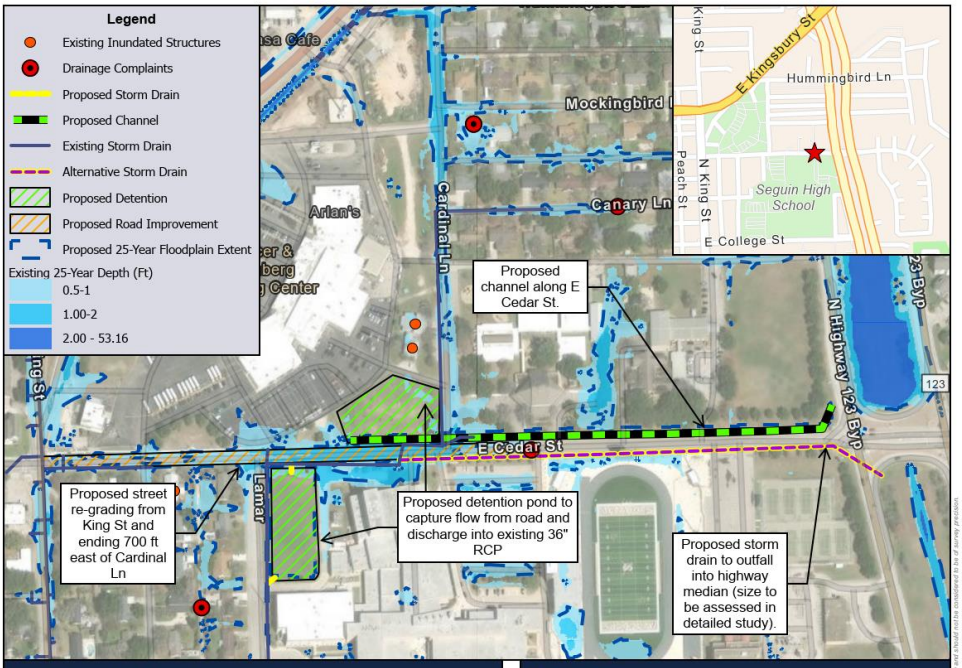
Proposed improvements include a trapezoidal channel along the north side of E Cedar St to capture and drain stormwater east and through N Hwy 123 Bypass and into the existing roadside ditch and a detention center just southeast of E Cedar St and Lamar to relieve and provide additional capacity to the existing storm drain along E Cedar and Cardinal Ln. An additional detention center can also be implemented just south of the Seguin Independent School District office building (SISD). The proposed detention centers will discharge back into the existing storm drain system running south along Lamar or west along E Cedar St. An alternative storm drain conduit running east along Cedar St. and discharging into the median area along the N Highway 123 Bypass could provide considerable flood improvement for the risk area. More detailed analysis for this alternative is needed and should be pursued should project development be considered for this area.

Underground detention along E Cedar St was considered, but due to elevation limitations with the existing storm drain, was determined to be unfeasible. Existing storm drain inverts would allow for box culverts up to 3.0’ in height which would not provide enough storage to warrant construction costs and impacts.

Additionaly, another alignment of the alternative storm drain system along Cedar St may be pursued by extending the outfall point to the unnamed tributary just northeast of Middletowne Rd. **Figure 46** outlines this extended alignment.

18.10.2 Benefits

Benefits from proposed projects for Risk Area T focus on reducing flooding along E Cedar St and Cardinal Ln. Preliminary model results from HEC-RAS show floodplain reductions at multiple areas along these two roads but not complete flood depth reductions. Further analysis is needed with more detailed modeling to properly model the interaction these proposed solutions have with one another. The proposed detention north of E Cedar St serves as another potential location for detention improvements. The Proposed storm drain network running east on E Cedar St was not included in the risk area modeling scenario and can be expected to further reduce flooding along the roadway.



PROJECT DESCRIPTION/NOTES

Multiple locations encounter ponding on E Cedar between FM 466 N King St and SH 123 B during the 25-Year storm event. Proposed improvements include the following, presented in the order they should be implemented:

1. Construct channel to drain west to east along E Cedar St from Mercer & Blumberg Learning Center field to the inlet at N Highway 123 Bypass. Regrade section of E Cedar to convey flow into proposed channel. (PHASE I)

2. Incorporate empty field at Seguin High school as a detention area. Pond will discharge back into 36" RCP along Lamar St. Alternative pond location north east can be added separately or in combination. (PHASE II)

3. Combine Alternatives 1 & 2.

Alternative Storm Drain:
Construct storm drain to drain ponding at Cedar and Lamar and discharge into Highway 123 Bypass median.

BENEFITS

- **Reduces flood risk within E Cedar St for traffic flow improvement during storm events**
- **Improves rate of water leaving area reducing time of ponding**

CHALLENGES

- **Utility conflicts along E Cedar St.**
- **Downstream storm drain systems will need to be analyzed for capacity**
- **Traffic routing during construction.**
- **Coordination with Seguin High School for detention pond construction.**
- **Seguin Independent School District outdoor training course will need to be relocated for pond construction**
- **Alternative drain to require coordinate with TXDOT**

halff

City of Seguin Drainage Master Plan
Risk Area T
E Cedar St from N Hwy 123 Bypass to Lamar St

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

N W E S

0 150 300
Feet

57484.001
Seguin Master Drainage Plan

Printing Date: 10/23/2025 12:30 PM
File: A:\57000s\57484\001\GIS\APRX\Task6\Task6_UpdatedStructures.aprx

Exhibit 32. Risk Area T Project Map



Figure 46. Alternative Alignment from East Cedar to Middletown Road

18.10.3 Cost

A cost estimate was calculated, and a breakdown of the associated costs can be found in **Table 22** below. These costs to not take into account the alternative storm drain proposed to route water east along E Cedar St.

Table 22. Risk Area T Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.45
ROW/Easement	0.07
Engineering & Testing	0.22
Utility Adjustments	0.07
Preliminary Engineering Report	0.15
Total	**$1.96**

18.10.4 Constraints

Expected constraints for proposed projects in this risk area include utility relocation and traffic impacts. Coordination with Seguin High School will likely be required for any detention improvements on the adjacent open parcel along Lamar. The second proposed detention facility will also require relocation of the outdoor training facility south of the SISD office building. Additionally, any improvements developed from the proposed channel will require driveway improvements for the Faith Lutheran Church and Faith Lutheran Church. Further analysis of the proposed channel will be required to ensure no additional stormwater will inundate the roadway at the channel outfall near E Cedar St and N Highway 123 Bypass. Should the proposed storm drain running east along E Cedar St be considered, coordination with TXDOT will be require for and construction occurring on the N Highway 123 Bypass.

Should the storm drain alignment in Figure 6 be pursued, additional coordination will be required with TxDOT. Additionally, adverse impacts within the unnamed tributary as a result of project improvements will need to be assessed.

18.11 Risk Area U – Middletowne Rd

18.11.1 Project Description

The Middletowne Rd project consists of adding storm drains under Middletowne Road from the intersection with Fairfax Circle to Townesend. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are an insufficient number of inlets and undersized storm drain pipe. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area, a series of proposed storm drain pipe improvements should be implemented. The existing 36” pipe on Townesend from the existing 54” to the corner of Middletowne and Townesend should be removed and replaced with a 48” pipe. The 18” pipe traversing the cul-de-sac at the Middletowne and Townesend intersection should be removed and replaced with a 42” pipe. The other 18” pipe traversing the cul-de-sac to the corner should be removed and replaced with a 24” pipe. A 30” pipe should be installed on Middletowne Rd from the existing system at Townesend Rd to Fairfax Circle with a curb inlet at the Fairfax Cir intersection, and possibly additional inlets between Fairfax Circle and Townesend Rd. During detailed design, storm drain sizes can be optimized, including possibly using 24” pipe for a portion of the system. For the purposes of preparing opinions of probable cost, 30” pipe was assumed. Pedestrian sidewalk improvements are also recommended along Middletowne Rd and Townesend Rd. The recommendations described are shown in **Exhibit 33** below.

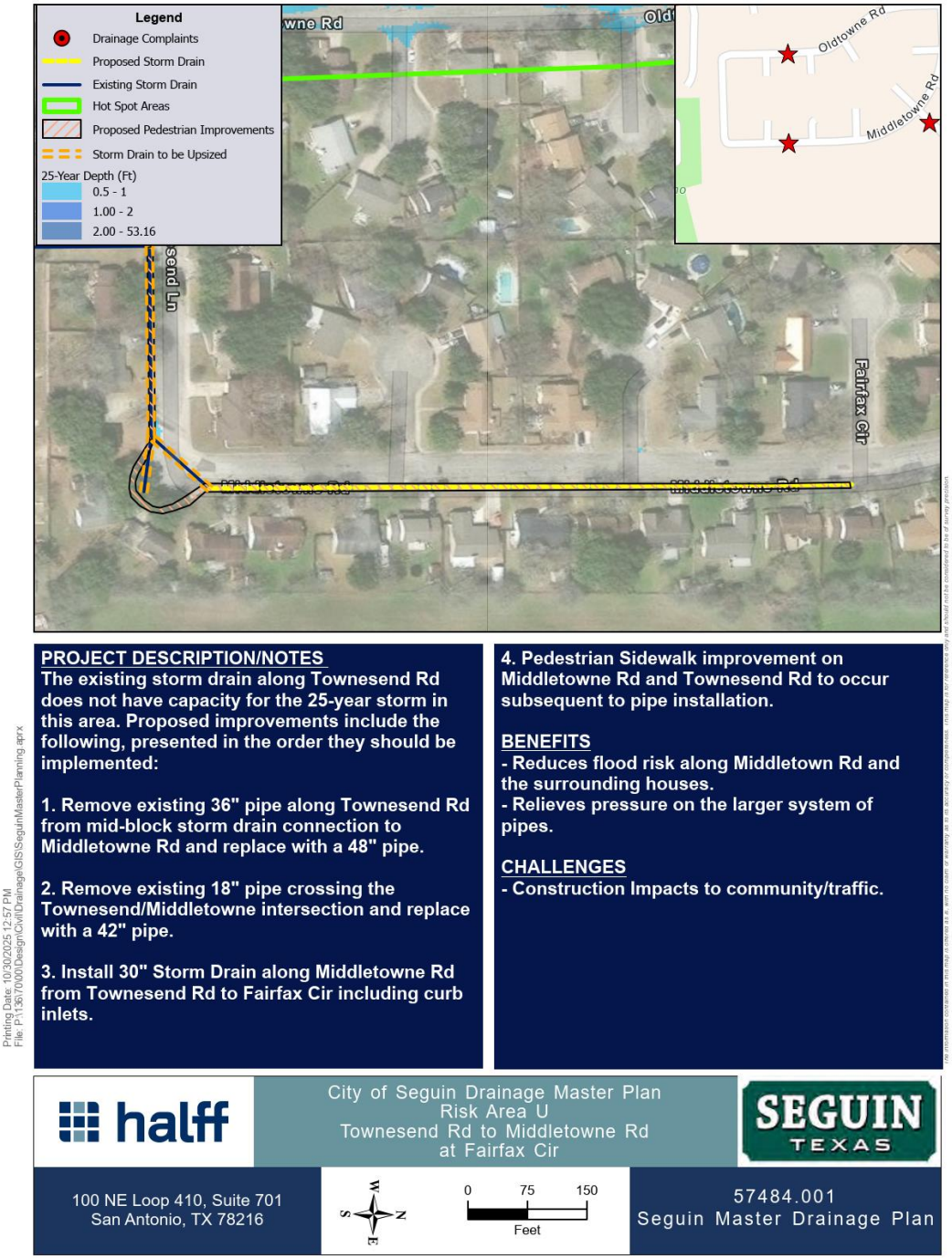


Exhibit 33. Risk Area U Middletown Project Map

18.11.2 Benefits

The recommended improvements increase inlet capacity and storm drainage capacity, thereby improving drainage along Middletowne. Improved pedestrian mobility is also a benefit. Storm drain profiles are shown in **Figure 47** and **Figure 48** below. Note that the exaggerated hydraulic grade lines at the upstream end of the existing profile indicates the storm drain and is undersized and does not actually indicate that level of surcharge.

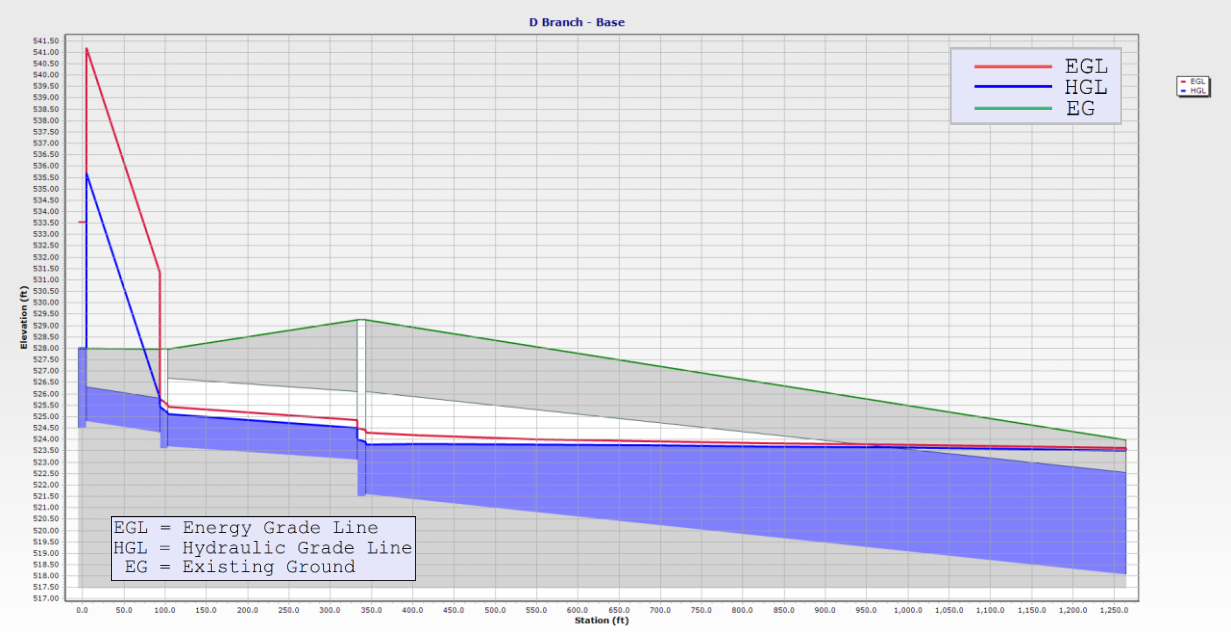


Figure 47. Risk Area U Middletown Road Existing Profile

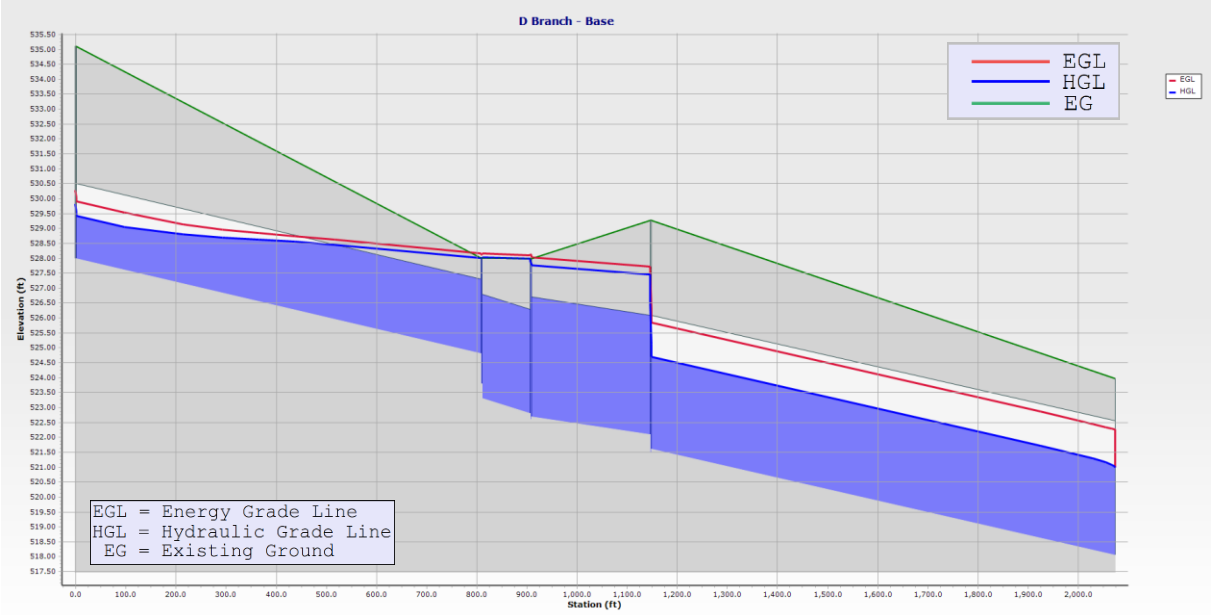


Figure 48. Risk Area U Townsend Road Proposed Profile

18.11.3 Cost

An approximate opinion of probable cost was calculated, and a breakdown of the associated costs can be found in **Table 23** below.

Table 23. Risk Area U Middletowne Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.32

ROW/Easement	0.00
Engineering and Testing	0.20
Utility Adjustments	0.07
Preliminary Engineering Report	0.13
Total	**$1.72**

18.11.4 Constraints

To account for the storm drain upsizing and installation, the streets may need to be reconstructed. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. The proposed construction is in front of residential structures which may pose a construction constraint, to be mitigated during design. This project is further benefited from downstream improvements along Townesend Road. The downstream impact of this project at the outfall in the channel along E Walnut St was not studied and may require additional research as part of detailed design.

18.12 Risk Area U – Oldtowne Rd

18.12.1 Project Description

The Oldtowne Rd project consists of upsized storm drains under Oldtowne Rd and Townesend Rd. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are an insufficient number of inlets and undersized storm drain pipe. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area, a series of proposed storm drain pipe improvements should be implemented. Install a 36” storm drain connecting to the existing system from Townesend Rd to the bend of Oldtowne Rd. Install an additional 30” storm drain from the bend of Oldtowne Rd to across from the knuckle on Oldtowne Rd. Install curb inlets along Oldtowne Rd between Townesend and the Oldtowne knuckle. Pedestrian sidewalk improvements are also recommended. The recommendations described are shown in **Exhibit 34** below.

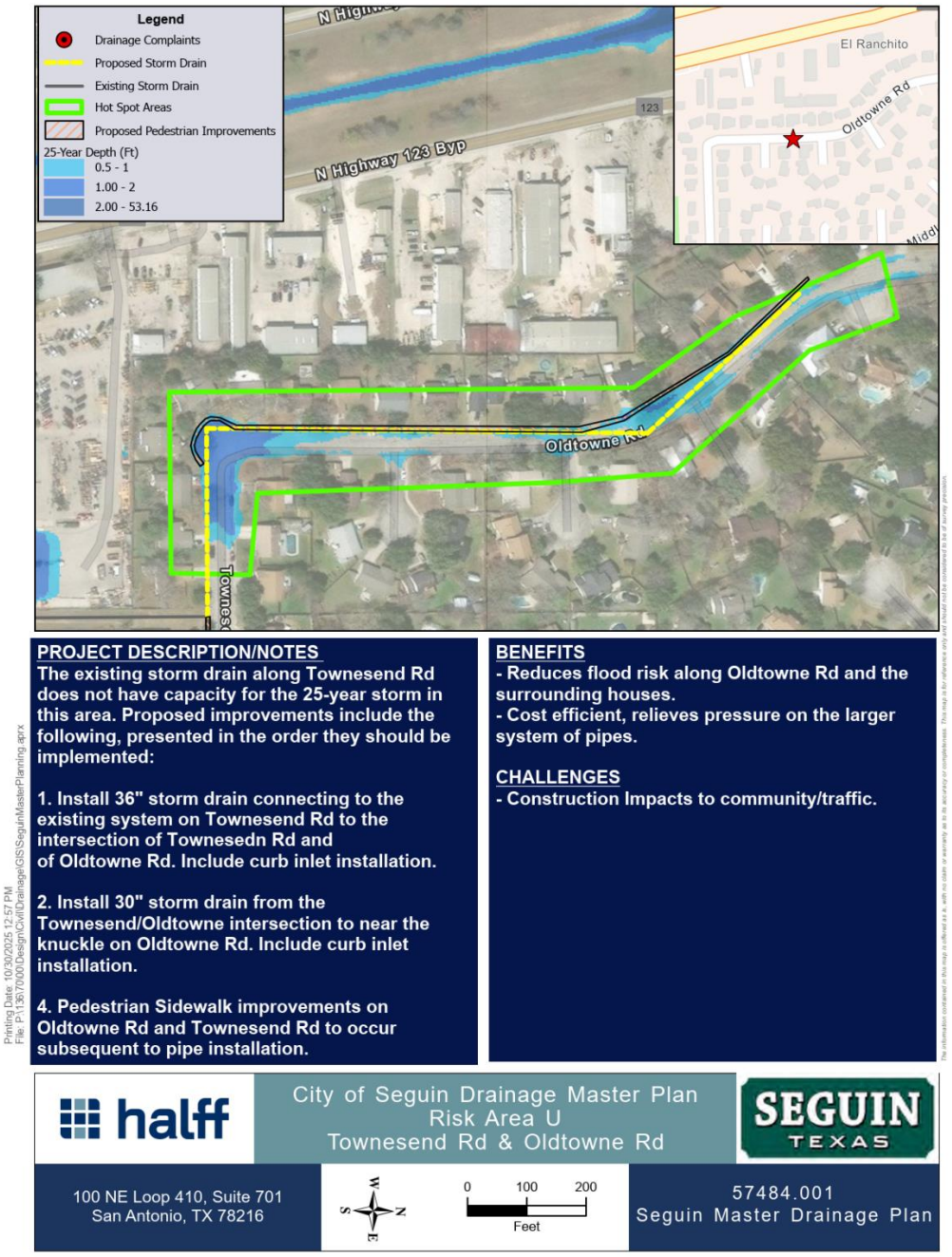


Exhibit 34. Risk Area U Oldtown Project Map

18.12.2 Benefits

The recommended improvements increase inlet capacity and storm drainage capacity, thereby improving drainage along Oldtowne. Pedestrian mobility will be improved with added sidewalks. Storm drain profiles are shown in **Figure 49** and **Figure 50** below.

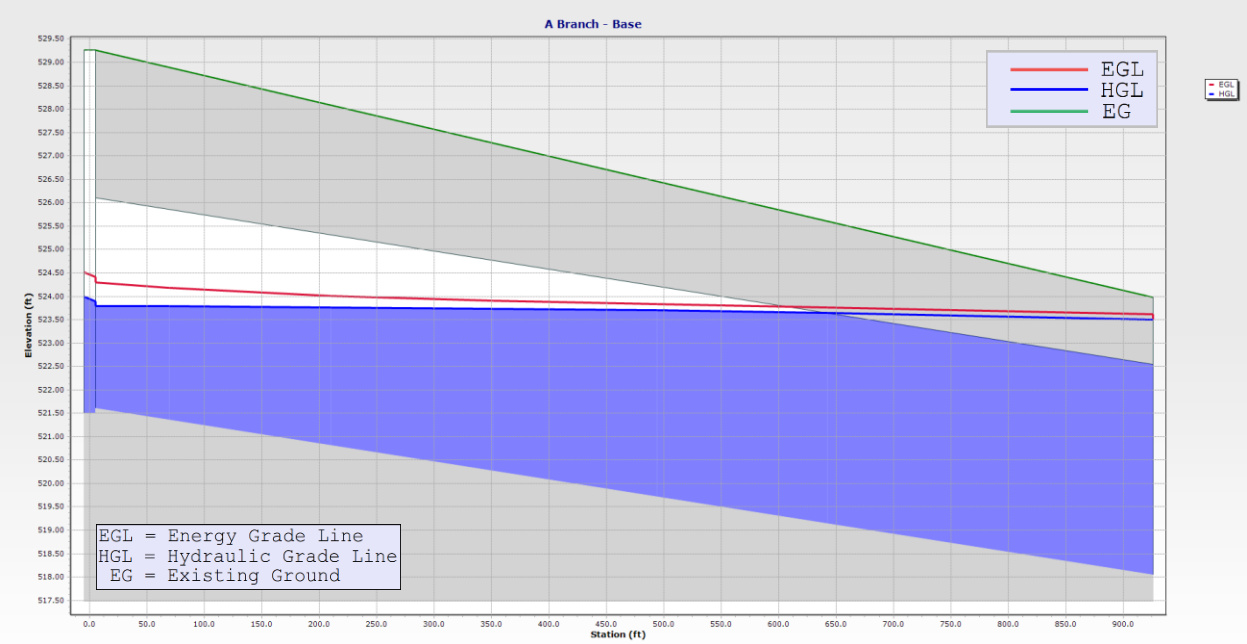


Figure 49. Oldtowne Road Existing Profile (25-YR Storm Event)

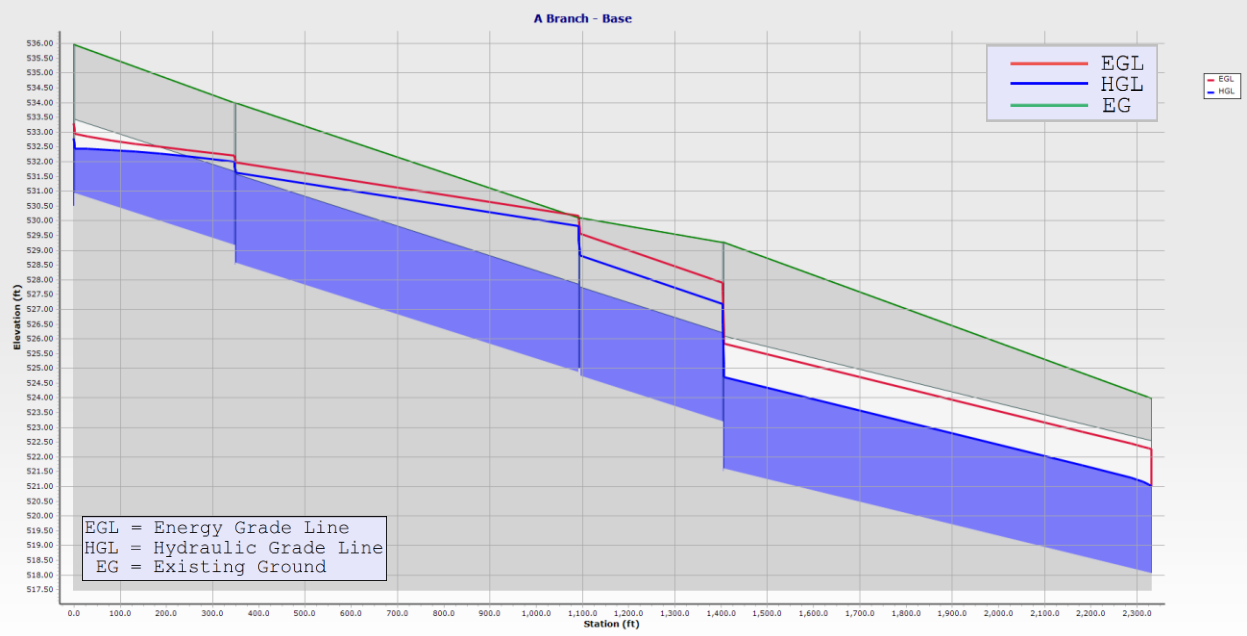


Figure 50. Oldtowne Road Proposed Profile (25-YR Storm Event)

18.12.3 Cost

An approximate opinion of probable cost was calculated, and a breakdown of the associated costs can be found in **Table 24** below.

Table 24. Risk Area U Oldtowne Road Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.47
ROW/Easement	0.00
Engineering and Testing	0.22
Utility Adjustments	0.07
Preliminary Engineering Report	0.15
Total	**$1.91**

18.12.4 Constraints

To account for the storm drain installation, the streets will may need to be reconstructed. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. The proposed construction is in front of residential structures which may pose a construction constraint, to be mitigated during design. The downstream impact of this project at the outfall in the channel along E Walnut St was not studied and may require additional research as part of detailed design.

18.13 Risk Area U – Park Village Ln

18.13.1 Project Description

The Park Village Ln project consists of storm drains under Park Village Lane and Middletowne Road. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are due to lack of underground or channel infrastructure along Park Village Lane and relatively minimal slopes on Middletown Road. The street currently drains via an inverted crown from Middletowne Rd to the low area downstream of Park Village. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area, a series of proposed storm drain pipe improvements should be implemented. Improvements considered include installing a 24” storm drain from the intersection of Middletowne Rd and Coventry Ln to the cul-de-sac of Park Village Ln, grading a shallow channel from Park Village Lane to the downstream unnamed Tributary to Walnut Creek, and installing center street grate inlets at each junction for the proposed pipe. An alternate option would be to regrade the street with a crown and curb inlets. The recommendations described are shown in **Exhibit 35** below.

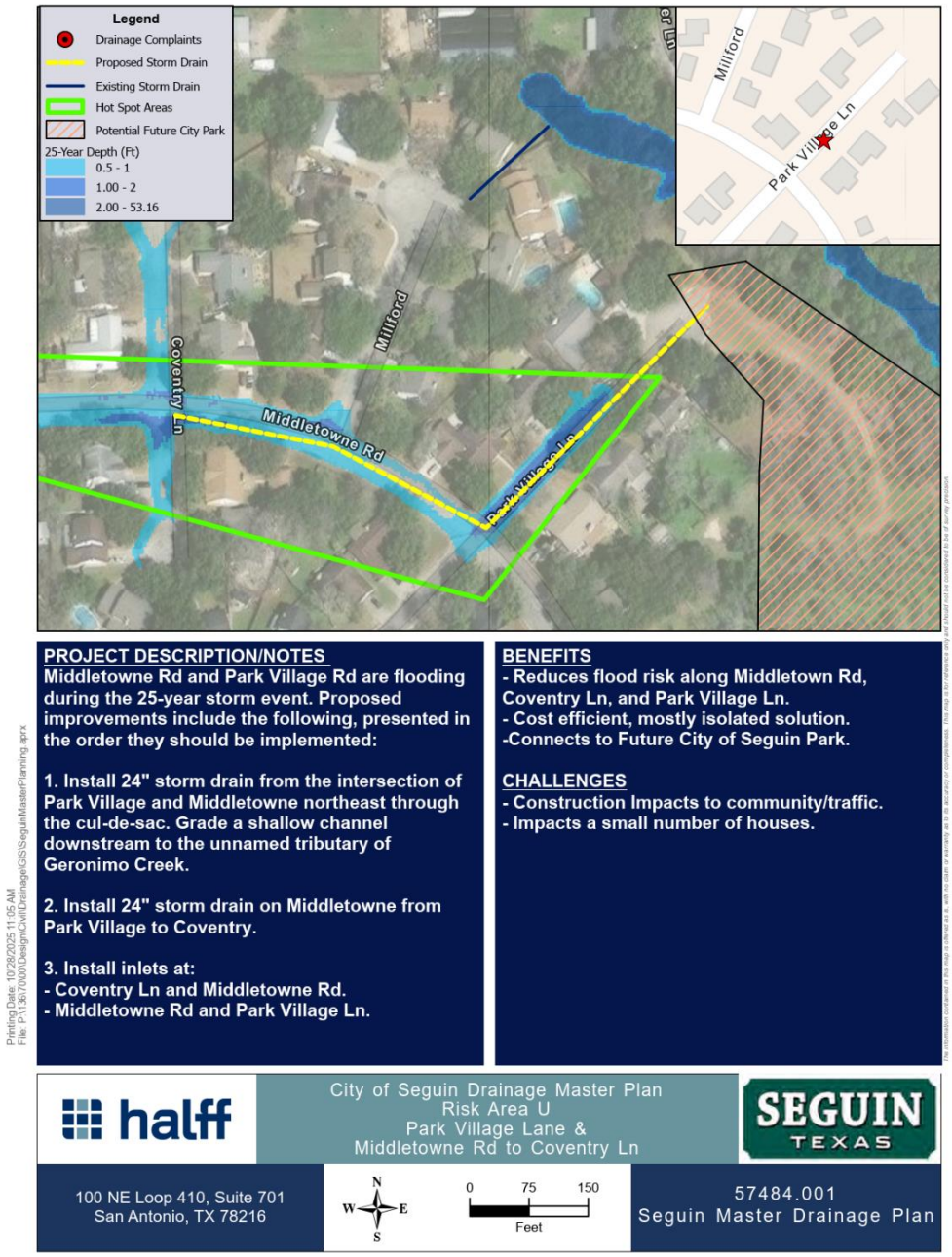


Exhibit 35. Risk Area U Park Village Project Map

18.13.2 Benefits

The existing centerline swale on Park Village Ln is undersized and ends in sawtooth curb at the cul-de-sac of the street. The recommended improvements increase positive drainage down Park Village Road to the outfall at a tributary of Geronimo Creek. In turn, this will alleviate flooding potential in and around Risk Area U. The storm drain profile is shown in **Figure 51** below.

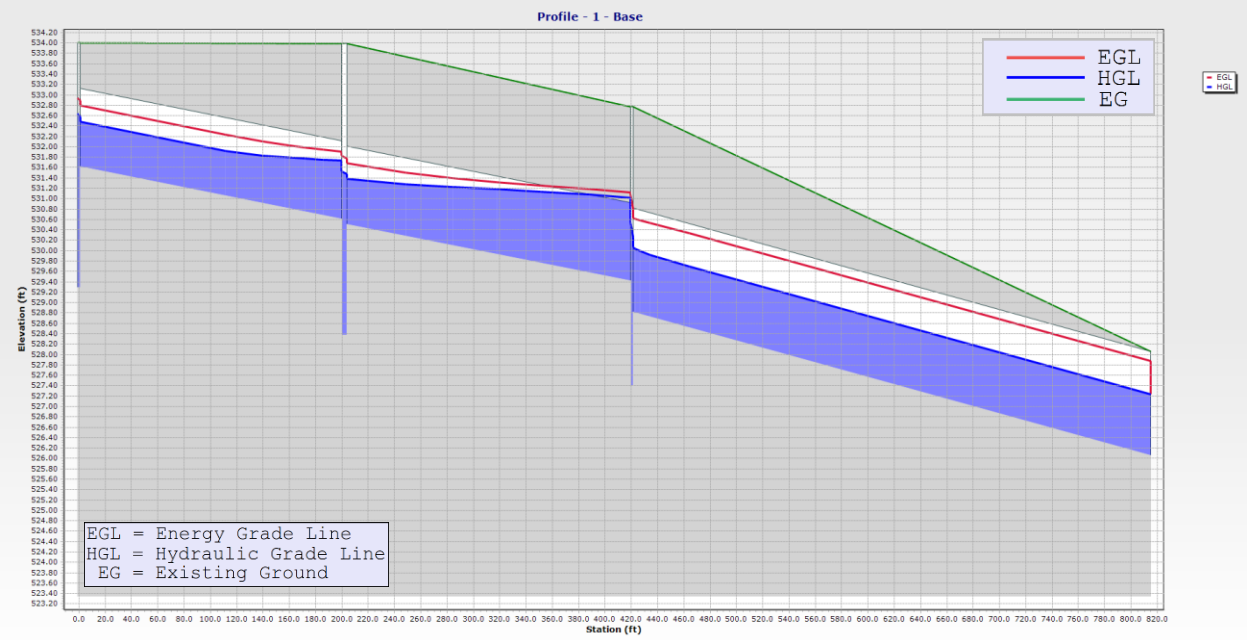


Figure 51. Proposed Park Village Lane Pipe Profile (25-YR Storm Event)

18.13.3 Cost

A tentative cost was calculated, and a breakdown of the associated costs can be found in **Table 25** below.

Table 25. Risk Area U Park Village Expected Project Costs

Cost Type	Amount (in Millions)
Construction	0.55
ROW/Easements	0.06
Engineering and Testing	0.08
Utility Adjustments	0.03
Total	**$0.72**

18.13.4 Constraints

To account for the storm drain installation, the streets may need to be reconstructed. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. The proposed construction is in front of residential structures which may pose a construction constraint, to be mitigated during design. The downstream impact of this project at the outfall in the tributary of Geronimo Creek was not studied and may require additional research as part of detailed design.

18.14 Risk Area W – Sunbelt Rd

18.14.1 Project Description

The Sunbelt Rd project consists of elevating the street, upsizing the culvert crossing, and channel improvements. The area consists largely of open space and sparse residential homes. The main contributors to flooding in the area are due to low street elevations and an undersized culvert crossing relative to the floodplain. These restrictions cause the area to flood during the 25-year storm event.

To maintain unflooded access, the Sunbelt Roadway should be raised to an elevation of 523.40’ from its existing elevation of approximately 519.60’. Additionally, to allow for water to pass and to not cause adverse impact upstream of Sunbelt Rd, the culvert crossing below Sunbelt Rd needs to be upsized from 3 - 42” pipes to 5 - 6’ x

4’ RCBs. Finally, channel improvements around Sunbelt Rd are needed to allow additional flow into and from the proposed box culverts. The recommendations described are shown in **Exhibit 36** below.

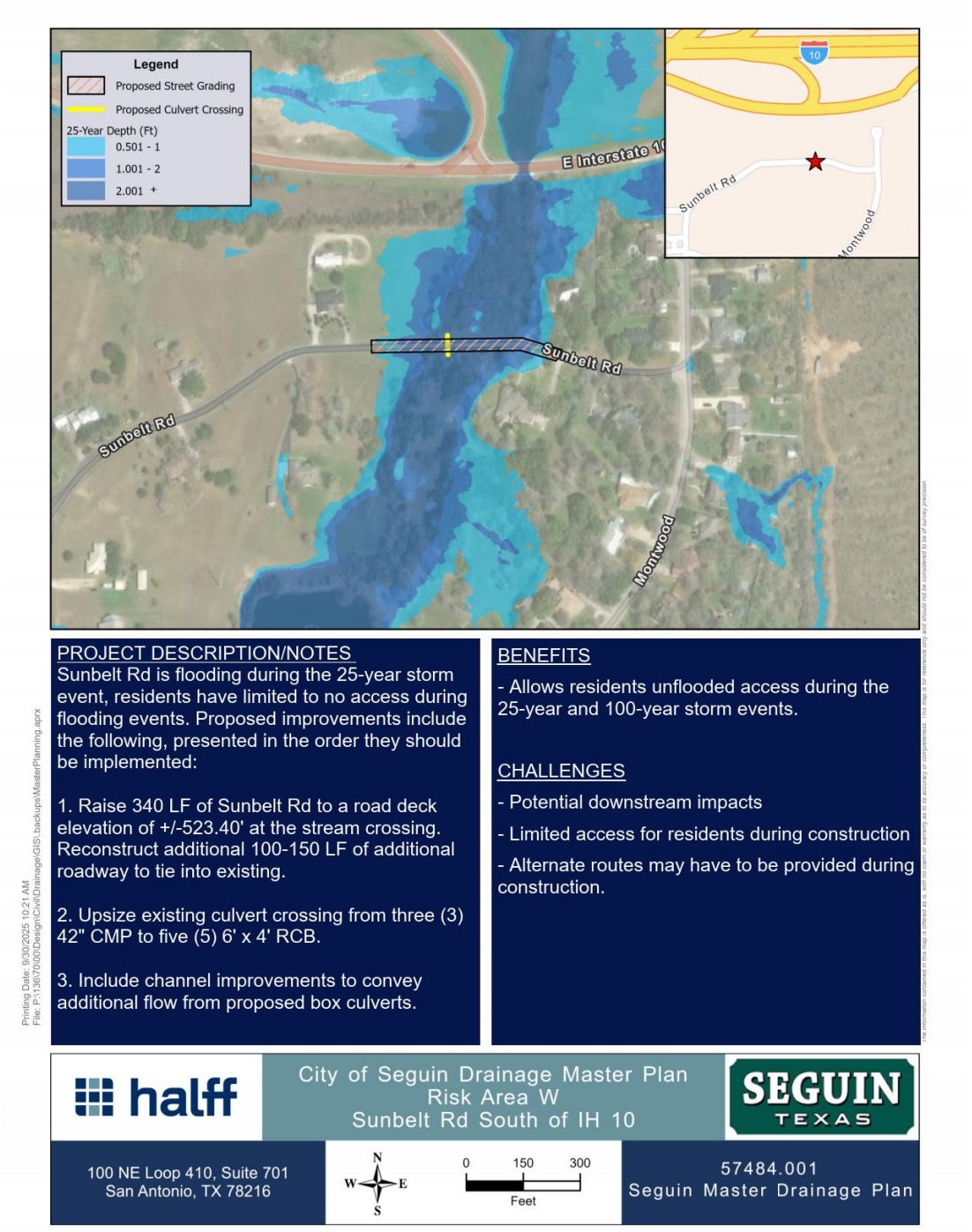


Exhibit 36. Risk Area W Project Map

18.14.2 Benefits

The recommended improvements allow residents to evacuate under flooding conditions. These benefits are shown in **Figure 52** below. Green indicates slight reductions in flood depths while yellow and red colors indicate higher flood depth reductions.



Figure 52. Risk Area W Flood Depth Reductions

18.14.3 Cost

A tentative cost was calculated, and a breakdown of the associated costs can be found in **Table 26** below.

Table 26. Risk Area W Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.13
ROW/Easement	0.17
Engineering & Testing	0.17
Utility Adjustments	0.06
Preliminary Engineering Report	0.11
Total	**$1.64**

18.14.4 Constraints

Reconstruction of the street is near residential structures which may pose a construction constraint as residents may need an alternate route. Right-of-way may need to be obtained to account for grading associated with raising the street. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. Additionally, connecting residential streets and driveways may need improvements. Additionally, downstream impacts of the upsized culverts and channel improvements were not studied.

18.15 Risk Area Y – Bowie St

18.15.1 Project Description

The Bowie St project consists of adding storm drains under only Bowie St. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are due to a lack of inlets along Bowie and an undersized curb inlet at the Bowie St and Seideman St intersection. These restrictions cause parts of the area to flood during the 25-year storm event.

To alleviate flooding in the area a series of proposed pipe improvements should be implemented. The existing 18” pipe on Bowie Street should be removed and replaced with a 24” pipe. Install a 24” storm drain pipe along Bowie from Mesquite to Seideman. Street reconstruction is also recommended. Install curb inlets along Bowie from Mesquite to Seideman. The recommendations described are shown in **Exhibit 37** below.

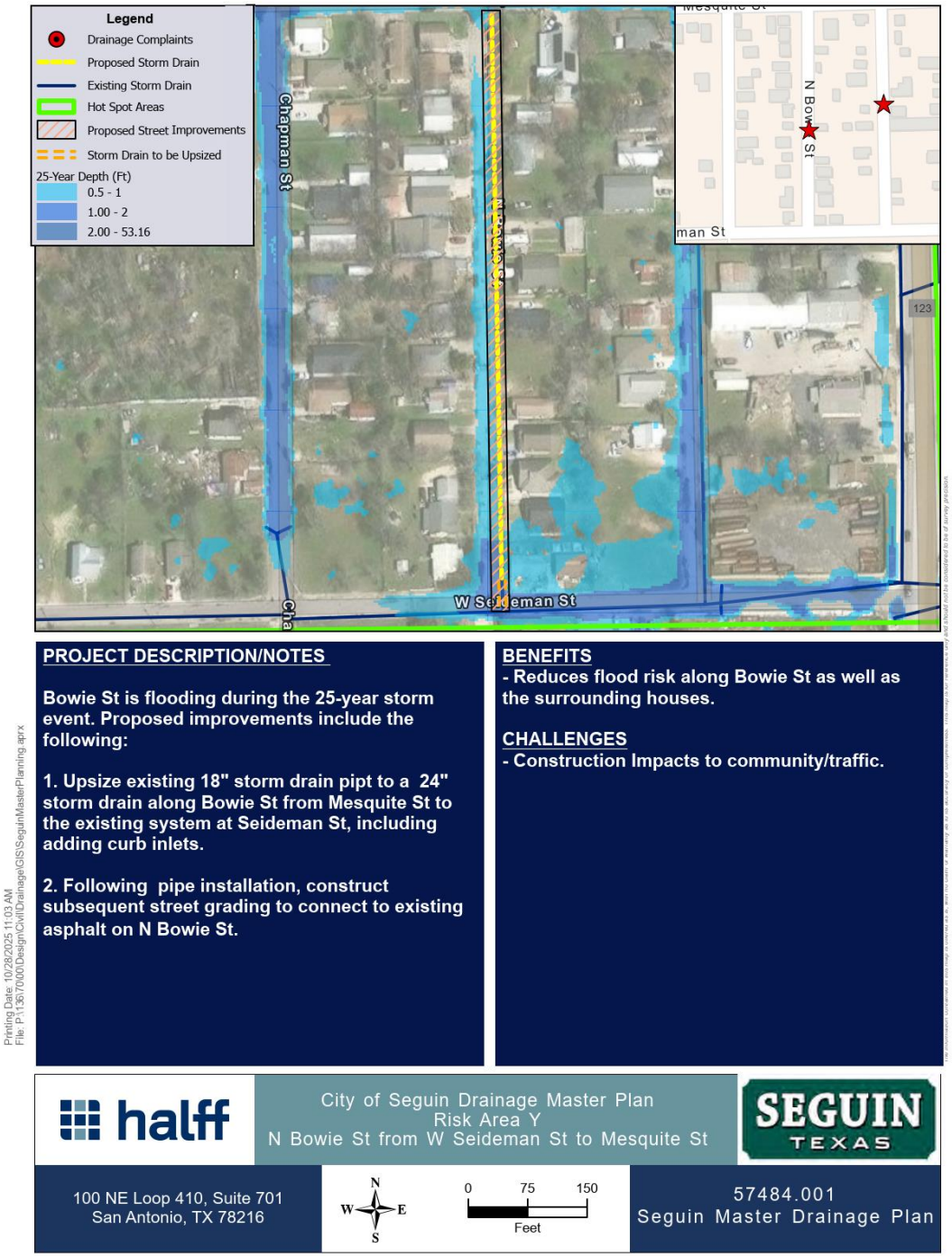


Exhibit 37. Risk Area Y Bowie Street Project Map

18.15.2 Benefits

The recommended improvements allow for runoff to enter the underground storm drain system along Bowie instead of at the Bowie and Seideman intersection. The increased storm drain size along Seideman lowers the hydraulic grade line and adds capacity to the system. Combined, these improvements will help to alleviate flooding potential in and around Risk Area Y. Storm drain profiles are shown in **Figure 53** and **Figure 54** below.

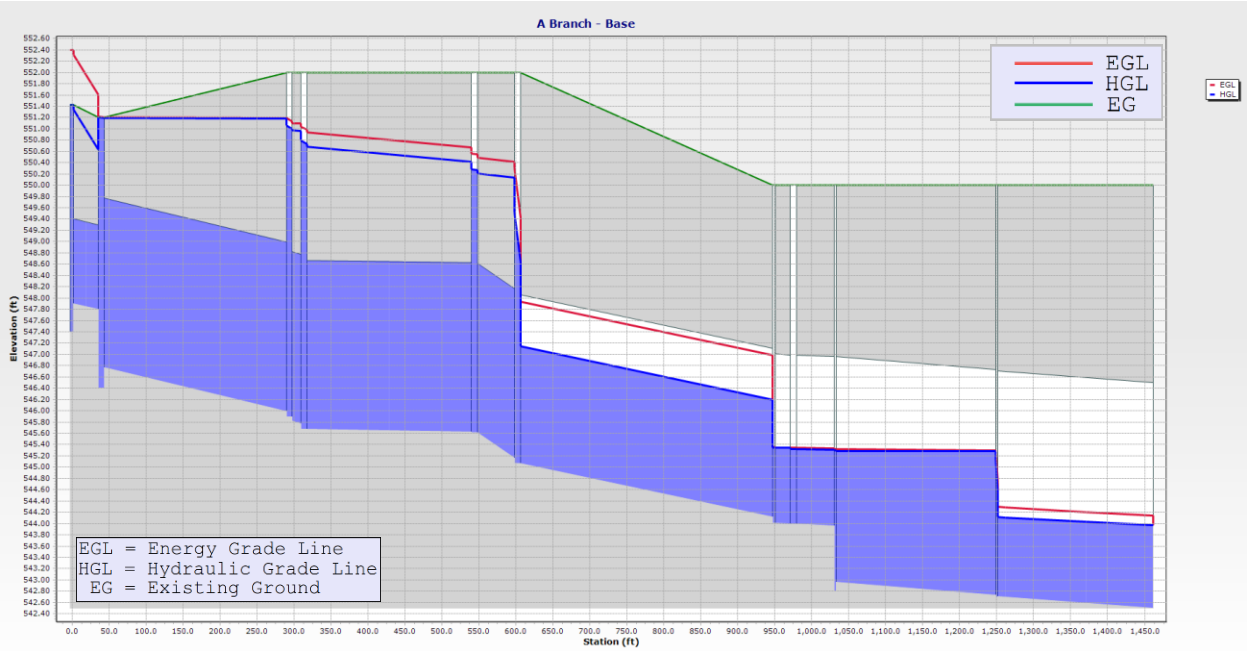


Figure 53. Existing Bowie Street Pipe Profile (25-YR Storm Event)

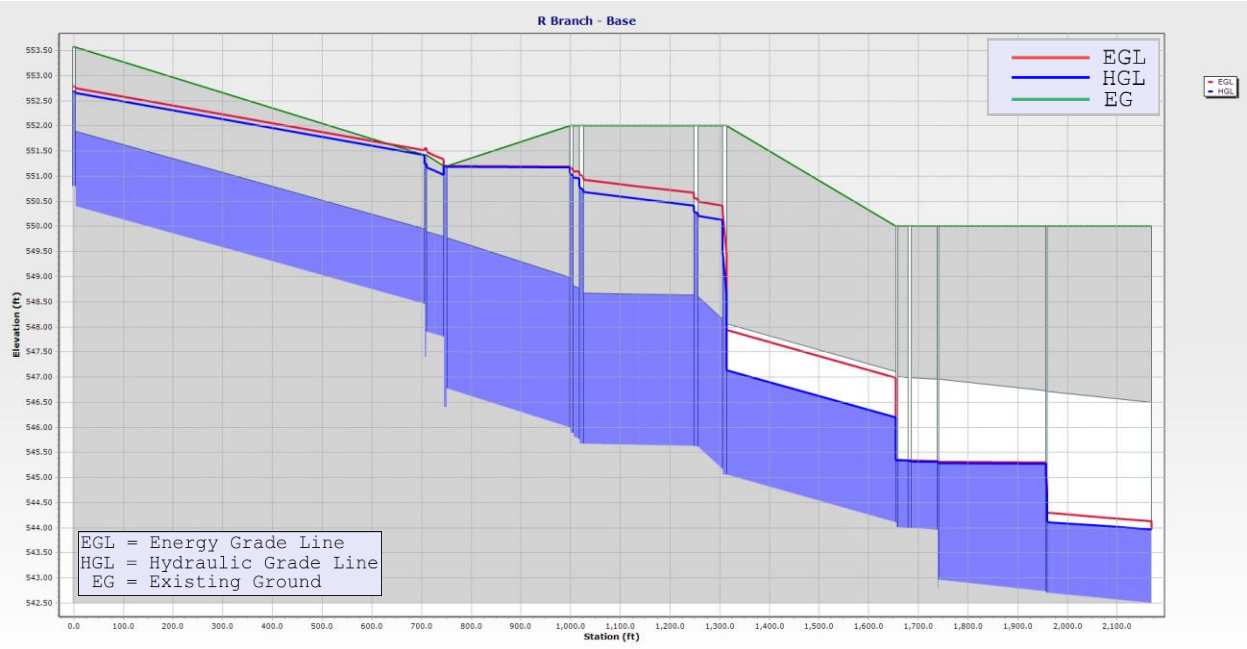


Figure 54. Proposed Bowie Street Pipe Profile (25-YR Storm Event)

18.15.3 Cost

An approximate opinion of probable cost was calculated, and a breakdown of the associated costs can be found in Table 27 below.

Table 27. Risk Area Y Bowie Street Expected Project Costs

Cost Type	Amount (in Millions)
Construction	0.76
ROW/Easement	0.0
Engineering and Testing	0.11
Utility Adjustments	0.0.04
Total	**$0.92**

18.15.4 Constraints

To account for the storm drain installation, the streets may need to be reconstructed. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. The proposed construction is in front of residential structures which may pose a construction constraint, to be mitigated during design. These improvements should not be designed and constructed without considering the adjacent proposed improvements on Camp Street.

18.16 Risk Area Y – Camp St

18.16.1 Project Description

The Camp St project consists of storm drains under only Camp St. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are due to lack of/undersized curb inlets and pipes along Camp St. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area a series of proposed pipe improvements should be implemented. The existing 24" storm drain on Camp St from Baxter St to Seideman St should be removed and replaced with a 7' x 3' box pipe from Seideman St to Mesquite St and a 36" pipe from Mesquite St to Baxter St. Additionally, the existing 18" storm drains to the curb inlets on Baxter St and Mesquite St should be removed and replaced with 24" pipes. Storm drain design may be optimized to include smaller pipes/boxes during detailed design, but for the purposes of determining costs the pipe/box sizes above are assumed. Street reconstruction is also recommended. The recommendations described are shown in **Exhibit 38** below.

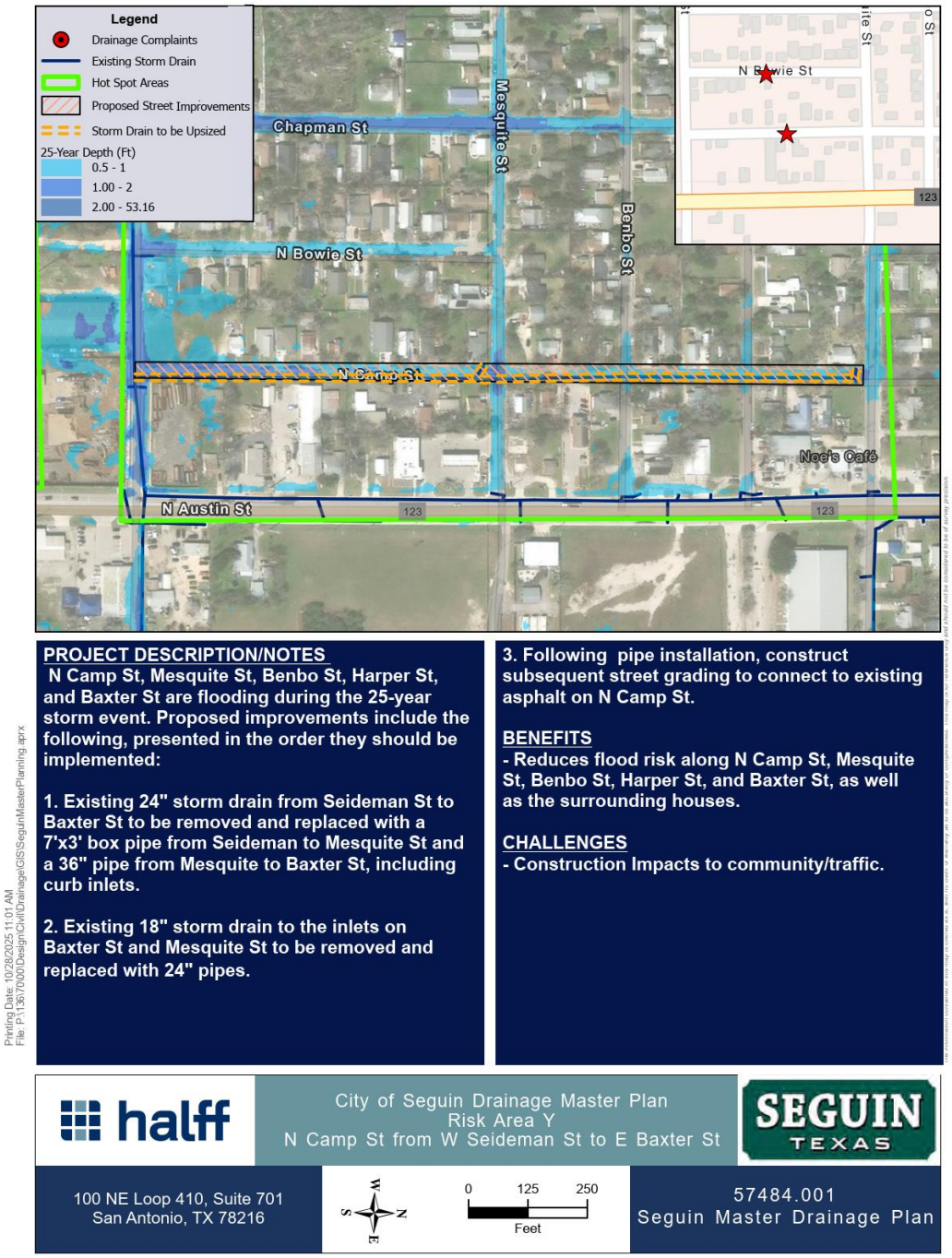


Exhibit 38. Risk Area Y Camp Street Project Map

18.16.2 Benefits

The recommended improvements take storm water runoff underground, helping to alleviate flooding potential in and around Risk Area Y. Storm drain profiles with hydraulic grade line are shown in **Figure 55** below. Note that the existing conditions analysis image was not included because the surcharge calculation greatly exaggerated the hydraulic grade line due to modeling software limitations. The calculations are a good indicator that the

system is undersized, but the surcharge is not to the level indicated on the existing conditions profile. The proposed conditions profile is seen below.

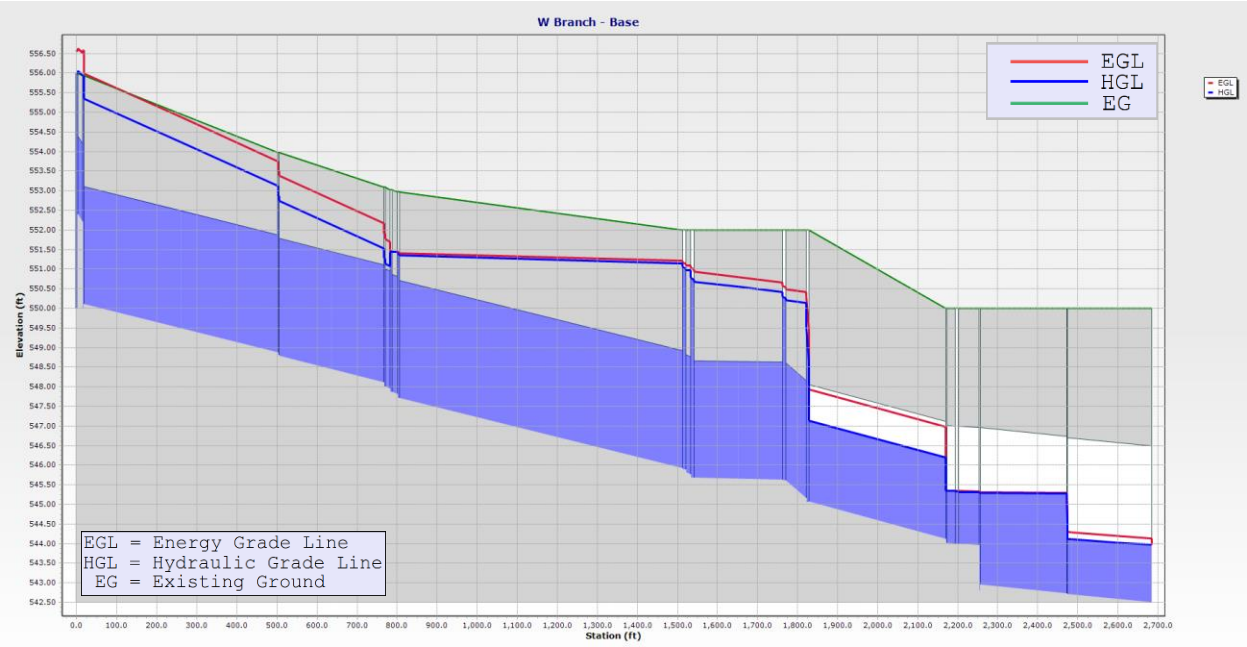


Figure 55. Proposed Camp Street Pipe Profile (25-YR Storm Event)

18.16.3 Cost

A tentative cost was calculated, and a breakdown of the associated costs can be found in **Table 28** below.

Table 28. Risk Area Y Camp Street Expected Project Costs

Cost Type	Amount (in Millions)
Construction	2.5
ROW/Easements	0.00
Engineering and Testing	0.38
Utility Adjustments	0.13
Preliminary Engineering Report	0.25
Total	**$3.26**

18.16.4 Constraints

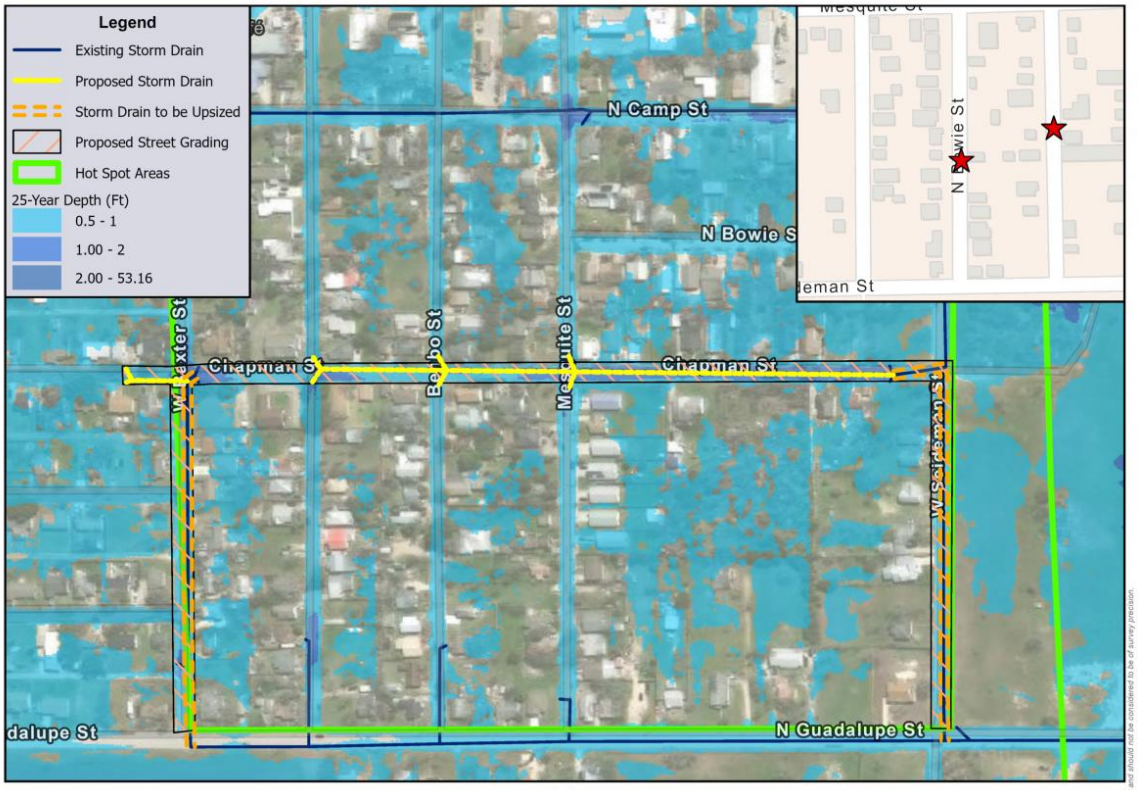
To account for the storm drain installation, the streets will need to be regraded. Additionally, the proposed curb inlets and pipes are right in front of residential structures which may pose a construction constraint. Finally, these improvements should not be done without considering the adjacent proposed improvements on Camp Street.

18.17 Risk Area Y – Chapman St

18.17.1 Project Description

The Chapman St project consists of storm drains under Baxter St, Chapman St, and Seideman St. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are due to lack of/undersized curb inlets and pipes. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area a series of proposed pipe improvements should be implemented. The existing 24" storm drain on Baxter St from Guadalupe St to Chapman St should be removed and replaced with a 7'x3' box pipe and the inlets at the Chapman/Baxter intersection should be removed and replaced with 36" pipes and 15' curb inlets. Additionally, the existing 24" storm drain on Seideman St from Guadalupe St to the curb inlets on Chapman St should be removed and replaced with 7'x3' box pipes and the existing 18" connections to the curb inlets on Chapman and Seideman should be removed and replaced with 24" pipes. A 7'x'3' box pipe along Chapman St between Seideman St and Mesquite St, a 42" pipe between Mesquite St and Benbo St, and a 36" pipe from Benbo to Harper St should be installed with two 10' curb inlets at each intersection. Additionally, a 42" pipe along Chapman St from Baxter St to 100' North of Baxter with two 15' curb inlets should be installed. Storm drain design may be optimized to include smaller pipes/boxes during detailed design, but for the purposes of determining costs the pipe/box sizes above are assumed. Street reconstruction is also recommended. The described recommendations are shown in **Exhibit 39** below.



PROJECT DESCRIPTION/NOTES

The existing storm drains along W Baxter St, Chapman St, and W Seideman St do not have capacity for the 25-year storm in this area. Proposed improvements include the following, presented in the order they should be implemented:

1. Remove existing 24" pipe along Baxter St from Guadalupe St to Chapman St and replace with a 7' x 3' box pipe. Connections to the inlets at Chapman should be removed and replaced with 36" pipes and 15' curb inlets.
2. Remove existing 24" pipe along Seideman St from Guadalupe St to the curb inlets on Chapman St and replace with a 7' x 3' box pipe. Existing 18" connections to curb inlets on Chapman should be removed and replaced with 24" pipes.
3. Install a 7' x 3' box pipe along Chapman St between Seideman St and Mesquite St, a 42" pipe from Mesquite St to Benbo St, and a 36" pipe from Benbo St to Harper St with two curb inlets at each intersection.
4. Install a 42" pipe along Chapman St from Baxter St to 100' north of Baxter with two 15' curb inlets.

BENEFITS

- Reduces flood risk along Baxter St, Chapman St, Seideman St, and the surrounding houses.
- Relieves pressure on the larger system of pipes.

CHALLENGES

- Construction Impacts to community/traffic.

Printing Date: 12/4/2025 11:15 AM
File: P:\136700\00\Design\Civil\Drainage\GIS\SeguinMasterPlanning.aprx

halff

City of Seguin Drainage Master Plan
Risk Area Y
Chapman St from Seideman St to W Baxter St

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

N E S W

0 150 300
Feet

57484.001
Seguin Master Drainage Plan

Exhibit 39. Risk Area Y Chapman St Project Map

18.17.2 Benefits

The recommended improvements take storm water runoff underground, helping to alleviate flooding potential in and around Risk Area Y. Storm drain profiles with HGL are shown in **Figure 56** and **Figure 57**. Note that the existing conditions analysis image was not included because the surcharge calculation greatly exaggerated the HGL due to modeling software limitations. The calculations are a good indicator that the system is undersized, but the surcharge is not to the level indicated on the existing conditions profile. Please refer to the model for existing conditions analysis. The proposed conditions profile is seen below.

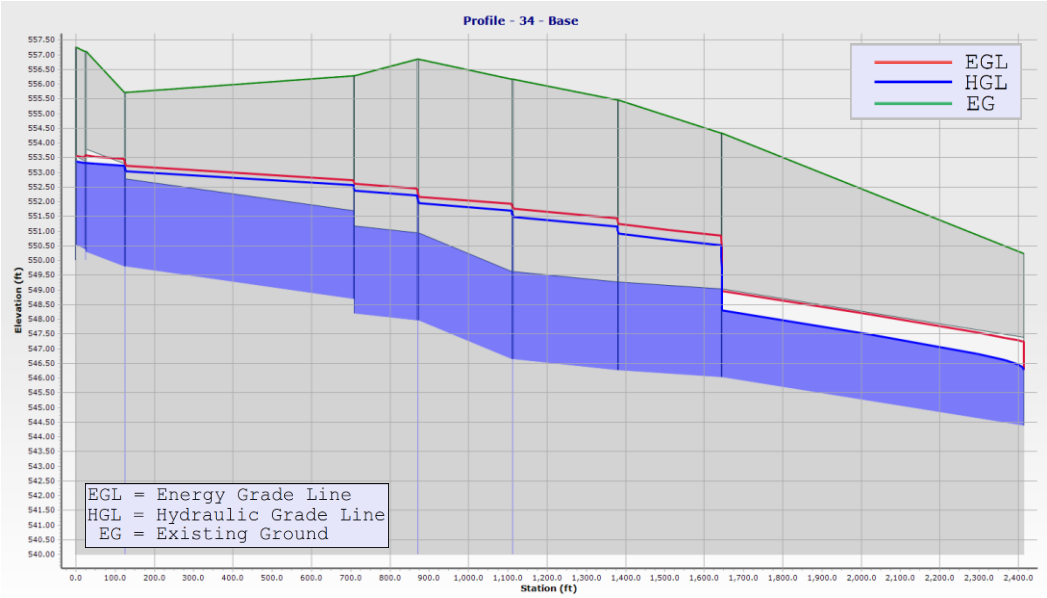


Figure 56. Proposed Baxter St/Guadalupe St Pipe Profile (25-YR Storm Event)

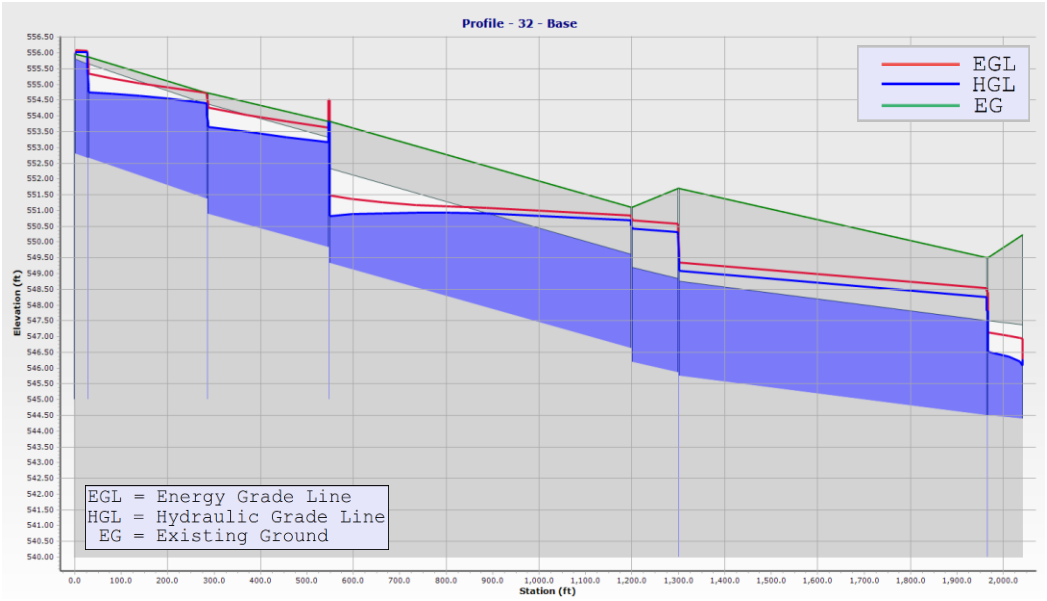


Figure 57. Proposed Chapman St/Seideman St Pipe Profile (25-YR Storm Event)

18.17.3 Cost

A tentative cost was calculated, and a breakdown of the associated costs can be found in **Table 29** below.

Table 29. Camp Street Cost Estimate

Cost Type	Amount (in Millions)
Construction	4.59
ROW/Easements	0.00
Engineering and Testing	0.69
Total	**$5.28**

18.17.4 Constraints

To account for the storm drain installation, the streets will need to be regraded. Additionally, the proposed curb inlets and pipes are right in front of residential structures which may pose a construction constraint. Finally, these improvements should not be done without considering the adjacent proposed improvements on Camp Street and Bowie Street.

18.18 Risk Area Z – Breustedt St

18.18.1 Project Description

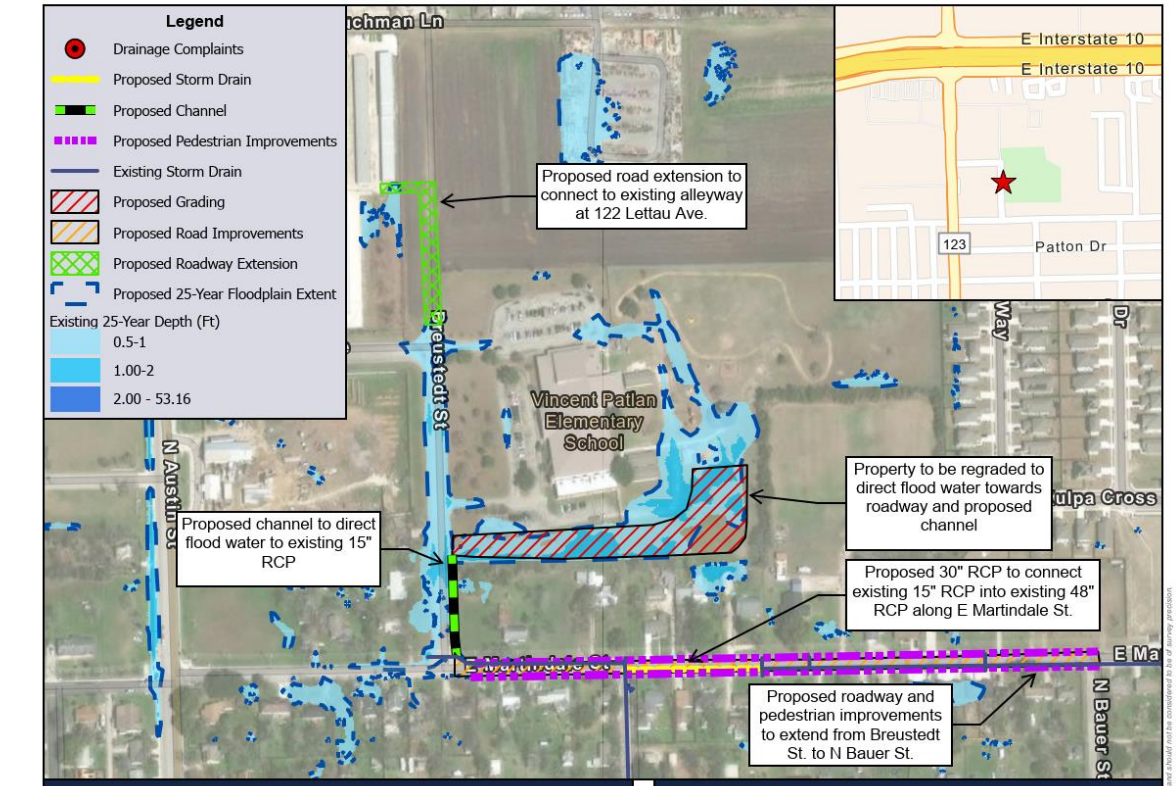
Risk Area Z includes Breustedt St and the open lot just south of Vincent Patlan Elementary School (VPES). Much of Breustedt St experiences flooding up to 1.0' of water. The area just south and east of VPES encounters issues with ponding with some places seeing up to 2.0' of water.

Lower ground elevations at Breustedt St and the areas around VPES combined with shallow slopes result in higher ponding depths in these areas. Draining of stormwater in these areas relies on natural topographic slopes as no storm drain or channelized areas are present. Additionally, the storm drain system south of VPES shows low capacity for even the 5-Year storm event and further minimizes the ability for water to drain from Breustedt St.

Proposed improvements include regrading the open parcel south of VPES to direct stormwater into a proposed grass-lined channel running south along Breustedt St and into the existing 15" RCP along E Martindale St. A 30" RCP is proposed to connect the existing 18" RCP running south along Woodland Dr to the existing 48" RCP running east along E Martindale St. Regrading of the open lot adjacent to VPES may not require the entire area to be regraded and a pilot channel collecting and directing water onto Breustedt St. may provide sufficient results. Additional analysis during the design phase should occur to determine grading requirements.

18.18.2 Benefits

Benefits from proposed projects for Risk Area Z focus largely on draining water from the Vincent Patlan Elemntary School and Breustedt St. and street and pedestrian improvements along E Martindale St. The overall project map for Risk Area Z is shown in **Exhibit 40**.



PROJECT DESCRIPTION/NOTES

Multiple locations encounter ponding on West Cedar between FM 466 N King St and SH 123 B during the 25-year storm event. Proposed improvements include the following, presented in the order they should be implemented:

1. Channelize east side of Breustedt St and discharge into existing 15" RCP. Regrade field south of Vincent Patlan Elementary school to drain more quickly to proposed channel.

2. Incorporate proposed channel and grading from Alternative 1 and add a new storm drain pipe connecting 30" RCP along Woodland Dr to 48" RCP along E Martindale St Include road and pedestrian improvements from Breustedt St to N Bauer St.

BENEFITS

- Reduces flood risk within Breustedt St for traffic flow improvement during storm events.

- Improves drainage of surrounding area of Vincent Patlan Elementary School.

CHALLENGES

- Ensure proposed channel will not discharge additional flow into adjacent properties

- Downstream storm drain systems will need to be analyzed for capacity.

Printing Date: 10/23/2025 1:15 PM
File: A:\57000s\57484\001\GIS\APRXTask6\Task6_UpdatedStructures.aprx

halff

City of Seguin Drainage Master Plan
Risk Area Z
E Martindale St between Breustedt St & N Bauer St

SEGUIN TEXAS

100 NE Loop 410, Suite 701
San Antonio, TX 78216

N W E S

0 150 300
Feet

57484.001
Seguin Master Drainage Plan

Exhibit 40. Risk Area Z Project Map

18.18.3 Cost

A tentative cost was calculated, and a breakdown of the associated costs can be found in **Table 30** below.

Table 30. Risk Area Z Expected Project Costs

Cost Type	Amount (in Millions)
Construction	1.46
ROW/Easements	0.07
Engineering and Testing	0.22
Utility Adjustments	0.07
Preliminary Engineering Report	0.15
Total	**$1.97**

18.18.4 Constraints

Expected constraints for the discussed project are largely associated with utility relocations along E Martindale St and ensuring the 15" RCP downstream of the proposed channel along Breustedt St.

18.19 Risk Area DD – Jefferson Ave

18.19.1 Project Description

The Jefferson Avenue project consists of storm drains under Jefferson Ave, Guadalupe St, Goodrich St, and the existing storm drain network between Goodrich St and Walnut Branch. The area consists largely of residential homes and public streets. The main contributors to flooding in the area are due to an undersized storm drain from Guadalupe St to the outfall at Walnut Branch, and the overall watershed areas due to minimal inlets. These restrictions cause the area to flood during the 25-year storm event.

To alleviate flooding in the area, a series of proposed underground storm drain improvements should be implemented. The 36" pipe from the Guadalupe St/Jefferson Ave intersection to the outfall at Walnut Branch should be removed and replaced with a 54" pipe from the outfall to Guadalupe St. A 36" pipe should be installed on Jefferson Ave from the existing system at Guadalupe St to Legette St with 2 curb inlets at the Legette St intersection. A 42" pipe should be installed on Guadalupe St from the existing system at Jefferson Ave to Nolte St with a curb inlet across from Nolte St. A 30" pipe should be installed on Guadalupe St from the existing system at Jefferson Ave to Convent St with a curb inlet placed across from Convent St. The existing 36" pipe on Guadalupe St should be removed and replaced with a 48" RCP. A 24" pipe should be installed on Goodrich St from the existing system to Convent St with a Curb Inlet at the Convent St/Goodrich St intersection. It is recommended that any 18" laterals should be removed and replaced with 24" laterals. During detailed design, storm drain sizes can be optimized, including possibly using smaller storm drain pipes for a portions of the system. For the purposes of preparing opinions of probable cost, the pipe sizes shown above were assumed. The recommendations described are shown in **Exhibit 41** below.

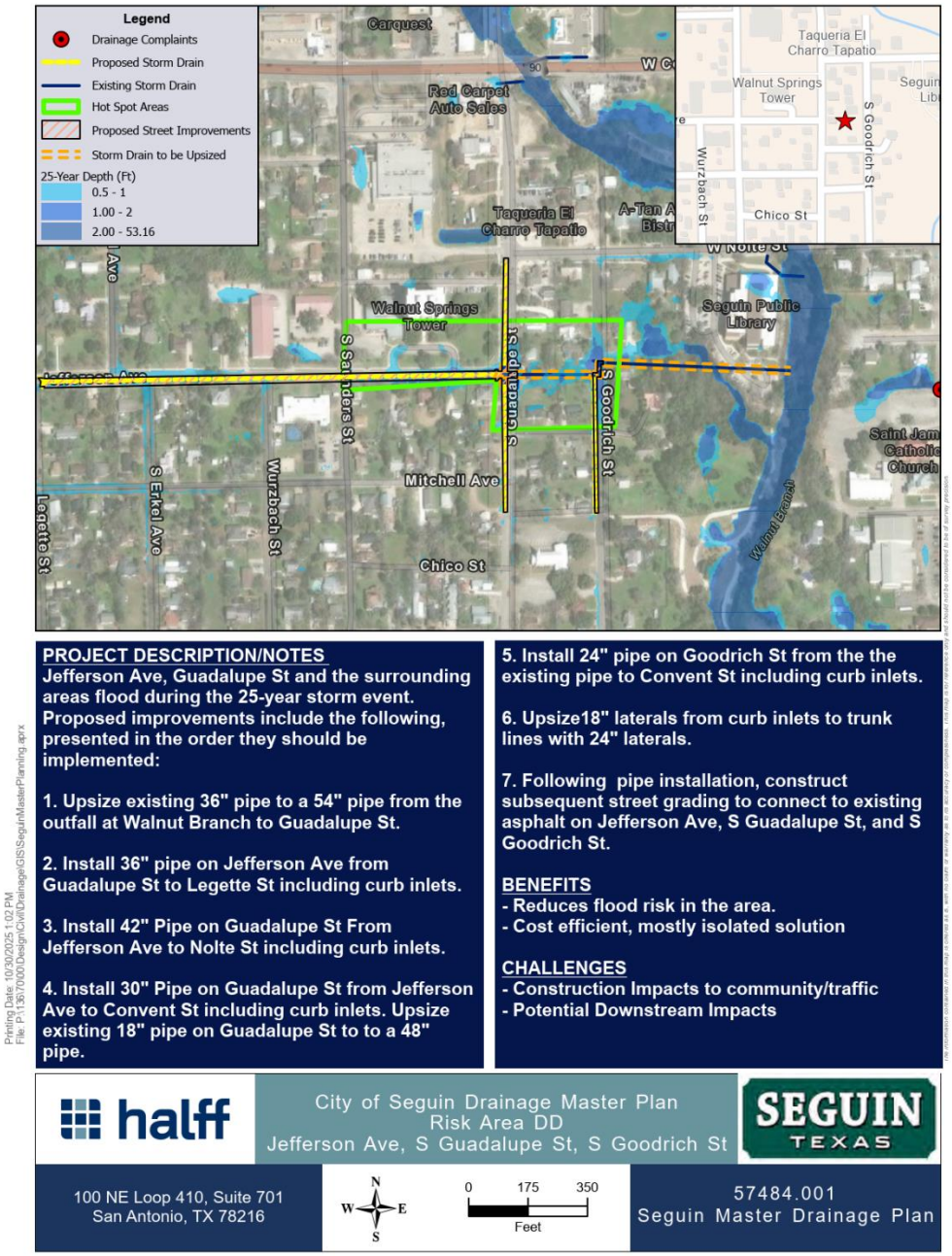


Exhibit 41. Risk Area DD Project Map

18.19.2 Benefits

The recommended improvements reduce the hydraulic grade line of the pipe system and, in turn, alleviate flooding potential in and around Risk Area DD. These benefits are shown in **Figure 58** and **Figure 59** below.

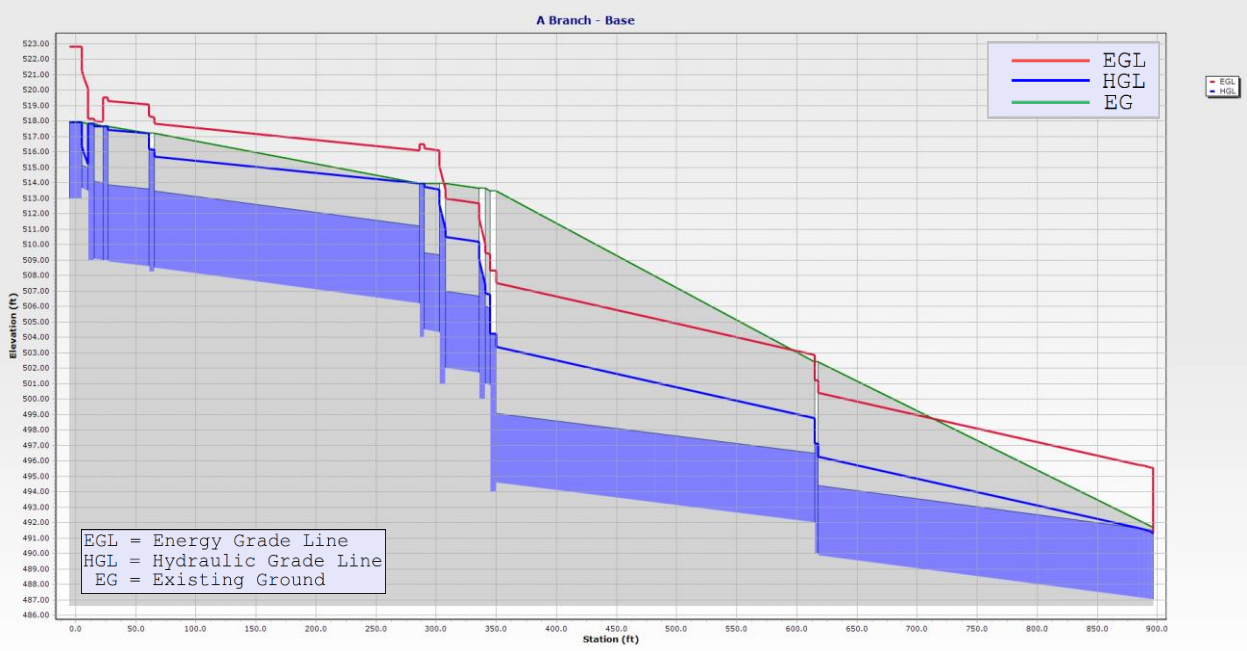


Figure 58. Existing Jefferson Ave Pipe Profile (25-YR Storm Event)

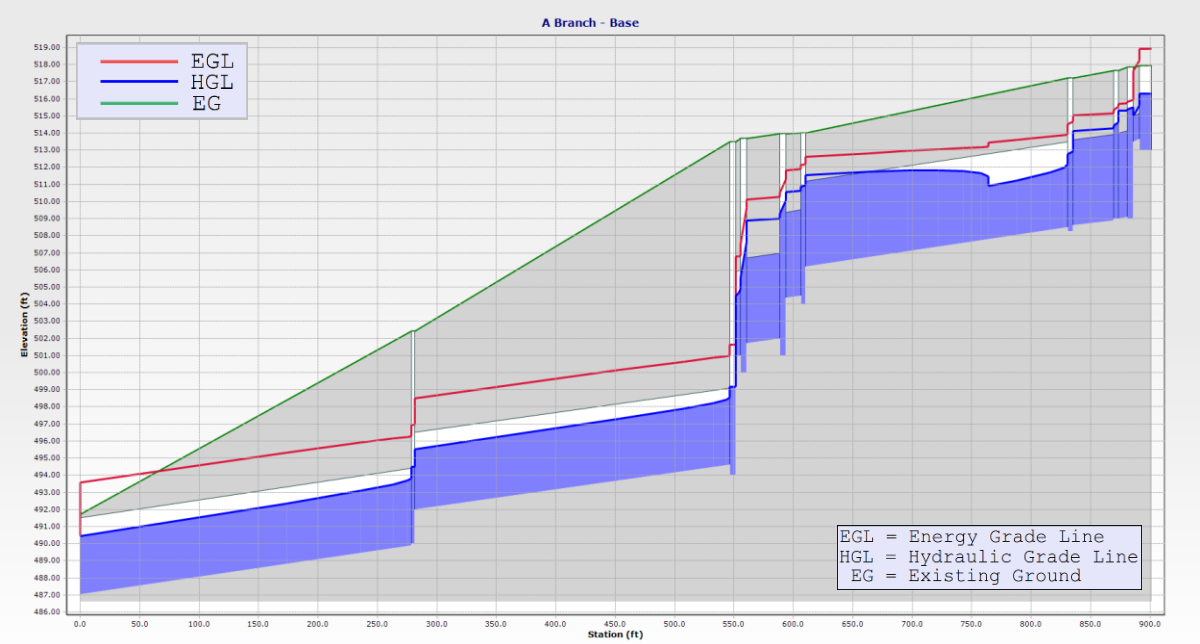


Figure 59. Proposed Jefferson Ave Pipe Profile (25-YR Storm Event)

18.19.3 Cost

An opinion of probable construction cost was calculated, and a breakdown of the associated costs can be found in **Table 31** below.

Table 31. Risk Area DD Expected Project Costs

Cost Type	Amount (in Millions)
Construction	3.34
ROW/Easements	0.14
Engineering and Testing	0.50
Utility Adjustments	0.17
Preliminary Engineering Report	0.33
Total	**$4.48**

18.19.4 Constraints

To account for the storm drain upsizing and installation, the streets will likely need to be reconstructed and potentially regraded, and additional property will need to be accessed for the removal and replacement of pipes in between right-of-ways. Associated street reconstruction costs are included. Water, wastewater, gas, electric, and telecom utility relocations or replacements are likely. The proposed construction is in front of residential structures which may pose a construction constraint, to be mitigated during design. Right-of-way or easement will need to be obtained to construct the downstream-most portion of the project. Finally, the downstream impact of this project in Walnut Branch Creek was not studied and may require additional analysis prior to detailed design.

18.20 Risk Area AA

18.20.1 Project Description

The property at 215 Ermel St #1 has experienced frequent ponding along the property entrance and parking area. Existing topographic features and a lack of storm drain do not allow efficient drainage on the north side of Jefferson St.

Risk Area AA project solutions include a proposed trapezoidal channel along the south side of Jefferson St to drain water west into the existing drainage ditch along Highway 46. Two 24” RCP’s are proposed to drain water from the 315 Ermel St property into an 18” RCP that outfalls into the proposed drainage channel along Jefferson St. Curb improvements are proposed on either side of the property entrance to prevent ponding along the property parking area and entrance. Proposed Improvements for Risk Area AA are shown in **Exhibit 42**.

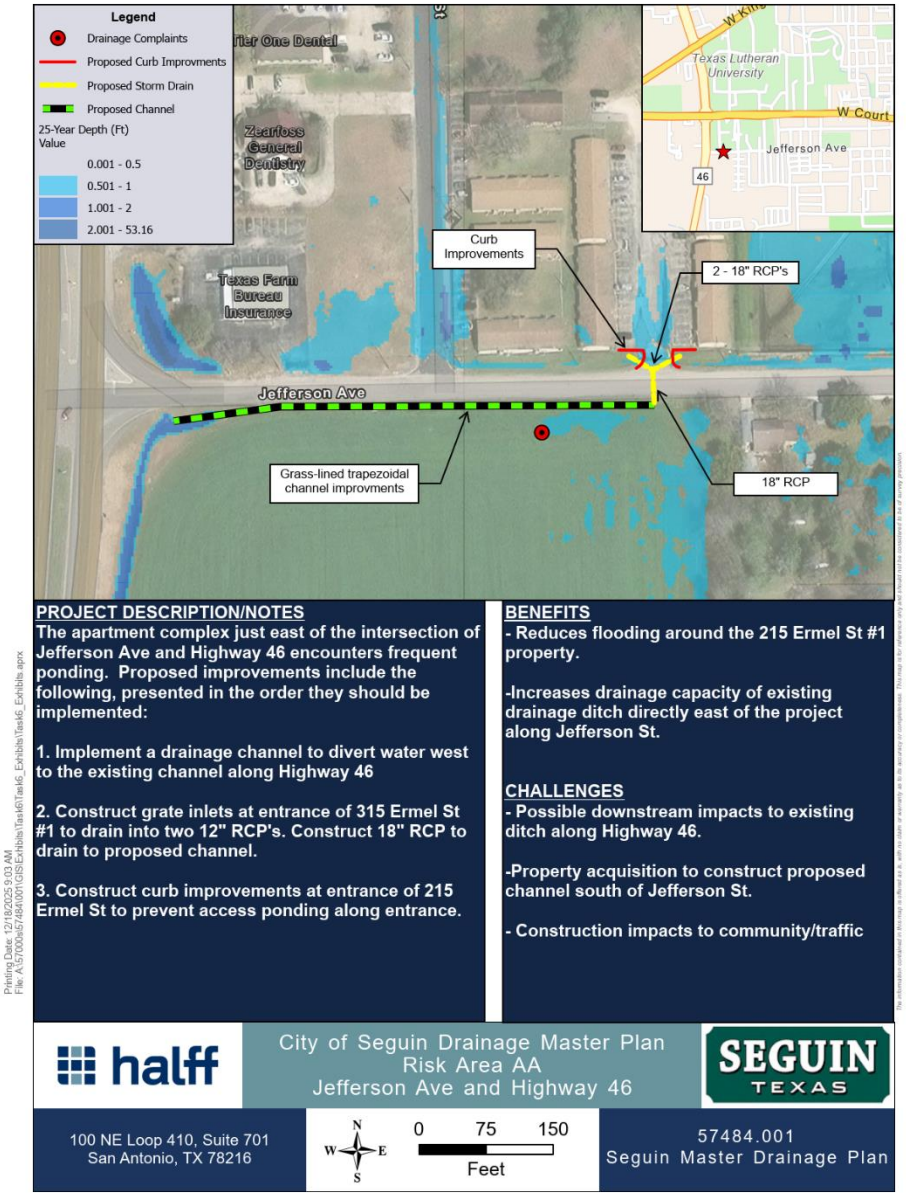


Exhibit 42. Risk Area AA Project Map

18.20.2 Benefits

The main benefit of the proposed improvements for Risk Area AA is improved drainage at the property of 315 Ermel St #1 with reduced ponding at the entrance and parking areas of the property. Drainage capacity of the existing ditches upstream along Jefferson St is also increased as a results of the improved tailwater conditions at the project site.

18.20.3 Cost

An opinion of probable construction cost was calculated, and a breakdown of the associated costs can be found in **Table 32**.

Table 32. Risk Area AA Cost Estimates

Cost Type	Amount (in Millions)
Construction	0.18
ROW/Easements	0.01
Engineering and Testing	0.03
Utility Adjustments	0.01
Total	**$0.23**

18.20.4 Constraints

Expected constraints for Risk Area AA improvements are impacts to local traffic and potential adverse impacts to the receiving ditch along Highway 46. Impacts to the downstream ditch from increased discharges from the project area should be assessed to ensure no adverse impacts to the ditch itself through erosion or to the adjacent property.

18.21 Risk Area EE

18.21.1 Project Description

No storm drain network is present along the section of Court St between Prexy Dr and Clay St. Existing grade from connecting streets contribute to ponding along the intersections of court St with no method of directing storm water other than the slope of the existing street.

To mitigate ponding at the intersection of Prexy Dr, an extension of the existing 18” RCP at Clay St is proposed to extend west to Prexy Dr. Risk Area EE improvements are shown in **Exhibit 43**.

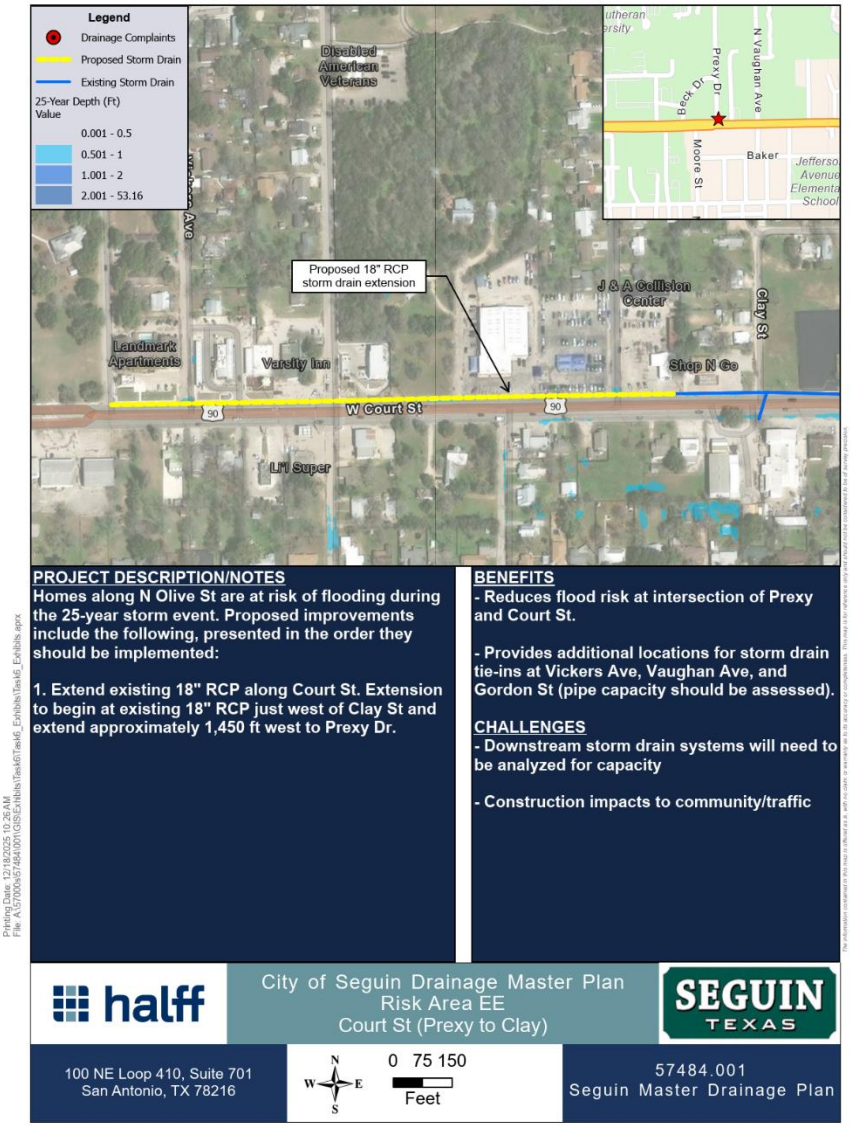


Exhibit 43. Risk Area EE Project Map

18.21.2 Benefits

Expected benefits from Risk Area CC improvements include added drainage capacity to the storm drain network along Court St and improved drainage at the intersection of Prexy Dr and Court St.

18.21.3 Cost

An opinion of probable construction cost was calculated, and a breakdown of the associated costs can be found in **Table 33**.

Table 33. Risk Area EE Cost Estimates

Cost Type	Amount (in Millions)
Construction	3.57
ROW/Easements	0.18
Engineering and Testing	0.54
Utility Adjustments	0.18
Preliminary Engineering Report	0.36
Total	**$5.83**

18.21.4 Constraints

Constraints from Risk Area EE improvements include impacts to local traffic and potential impacts to the existing 18" RCP system with the addition of flood waters received from Prexy Dr. The existing 18" RCP system should be assessed with proposed improvements to ensure any additional discharges received will not cause surcharging within the existing system on Court St.

19.0 Recently Completed Studies

19.1 Washington and Camp Street PER

A previous study for Camp St was completed in June, 2024. The Washington and Camp Street Preliminary Engineering Report addresses property flooding at Washington St and Camp St near Walnut Branch, as well as erosion concerns along Walnut Branch. This PER report is provide in Appendix D.

Four alternatives were developed from this PER with detailed cost estimates:

1. Scenario 1 - Shelby Outfall ($6,090,268)
2. Scenario 2 – Nolte/Convent Outfalls ($6,190,456)
3. Scenario 3 – Nolte/Shelby Outfalls ($6,090,154)
4. Scenario 4 – Donegan/Shelby Outfalls ($5,242,940)

The final recommendation from the Washington and Camp Street PER outlined Scenario 4 as the most viable option due to its constructability and cost efficiency. **Exhibit 44**. from the PER outlines the Scenario 4 project layout.



Exhibit 44. Washington Street Recommended Improvements

20.0 Conclusion

The proposed projects discussed in the sections above have been assessed to be the most cost-effective solutions while reducing the risk of flooding within the risk areas. While these mitigation concepts provide an initial outline for project development, additional detailed analysis should be conducted for each project solution to fully assess the feasibility of the project and confirm its benefits.

Proposed projects discussed in this report are not final and are subject to change depending on, but not limited to, available funding, realized benefits after detailed analysis, unanticipated utility conflicts, or an inability to obtain private property.

More detailed analysis of these projects should utilize software that can incorporate both 2D and storm drain components into the model simulation to better simulate the complexities of the interdependent hydraulics occurring within these areas.

Furthermore, it is recommended that each outfall to receiving streams and rivers be mapped using GIS technology for management and monitoring of Seguin's drainage areas.

To: Mayor Dodgen and Council Members
Steve Parker, City Manager

From: Dale Skinner, Fire Chief

Date: January 13, 2026

Re: Professional Service Agreement with Fitzpatrick Design Construction Services

---

Historical Background

The design and construction of Fire Station #4 is a complex and mission-critical project that must support emergency response operations, firefighter safety, and long-term community needs. Fire stations are highly specialized facilities that require careful coordination among architectural, engineering, and public safety stakeholders to ensure that operational requirements, regulatory standards, and budget constraints are fully addressed. Given this complexity, hiring an Owner's Representative is essential to protect the interests of the City throughout the design process.

An Owner's Representative serves as the City's dedicated advocate and technical advisor, providing expertise that bridges the gap between the owner, design professionals, and other stakeholders. This role ensures that the design of Fire Station #4 aligns with operational needs of the Fire Department, incorporates best practices for emergency facilities, and complies with applicable codes, standards, and funding requirements. Early involvement of an Owner's Representative helps identify potential design challenges, scope gaps, and cost risks before they escalate into costly changes or delays.

Additionally, the Owner's Representative provides independent oversight of the design process, helping manage schedules, budgets, and consultant performance. By coordinating stakeholder input and facilitating clear communication, the Owner's Representative helps streamline decision-making and maintain project momentum. This oversight is especially important for a public safety facility, where design errors or omissions can directly impact response times, firefighter health, and community resilience.

Ultimately, hiring an Owner's Representative for the design of Fire Station #4 reduces risk, improves accountability, and increases the likelihood that the project will be delivered on time, within budget, and in full alignment with the City's operational and long-term goals. This proactive approach supports a high-quality facility that will serve firefighters and the community effectively for decades to come.

Action Requested

Authorize the City Manager to enter into a professional service agreement with Fitzpatrick Design Construction Services to serve as an owner representative for the design phase of fire station #4.

Procurement Methodology & Funding Source

The department was approved funding for the design phase during the FY2025 fiscal year. Fees for this service is $180,000.00.

Staff Recommendation

Staff recommends the approval for the City Manager to enter into a professional service agreement with Fitzpatrick Design Construction Services to serve as an owner representative for the design phase of fire station #4.

Attachments

Draft Agreement

Respectfully,

Dale Skinner
Fire Chief

RESOLUTION NO. 2025-____

A Resolution of the City Council of the City of Seguin, Texas, approving a Professional Service Agreement between the City of Seguin and Fitzpatrick Design Construction Services Group, LLC (FDCS), to serve as the Owner's Representative for the design phase of Fire Station #4; authorizing the City Manager to execute said Agreement; authorizing an expenditure of $180,000.00; and declaring an effective date.

WHEREAS, the City of Seguin (the "City") has identified the design and construction of Fire Station #4 as a mission-critical project essential to maintaining emergency response operations and community safety; and

WHEREAS, fire stations are highly specialized facilities that require expert coordination among architectural, engineering, and public safety stakeholders to ensure operational efficiency and regulatory compliance; and

WHEREAS, the City has determined that hiring an Owner's Representative is necessary to serve as a dedicated advocate and technical advisor, ensuring the design aligns with the Fire Department's operational needs while mitigating cost and schedule risks; and

WHEREAS, Fitzpatrick Design Construction Services Group, LLC (FDCS), possesses the specialized expertise required to provide independent oversight of the design process, manage consultant performance, and streamline decision-making for this public safety facility; and

WHEREAS, funding for the design phase of this project was approved in the FY2025 Budget, and the fee for these professional services is not to exceed One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

Part 1. The City Council hereby authorizes the City Manager to execute a Professional Service Agreement between the City of Seguin and Fitzpatrick Design Construction Services Group, LLC (FDCS), for Owner's Representative services related to the design phase of Fire Station #4, in the amount not to exceed One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00).

Part 2. The City Council hereby grants an exemption to formal procurement pursuant to Section 252.022(a)(4) of the Texas Local Government Code.

Part 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 20th day of January 2026.

_____	_____
Donna Dodgen	Kristin Mueller
Mayor	City Secretary

FITZPATRICK
DESIGN CONSTRUCTION SERVICES

EXHIBIT A

January 15, 2026

Seguin Fire Department
660 TX-46
Seguin, TX 78155
Attn: Chief Skinner - Fire Chief City of Sequin

Proposal for Owner's Representation Services – Seguin Fire Station No. 4

FDCS Scope of Services – Pre-Construction Phase

FDCS will provide professional Owner's Representative services on a consulting basis for the Pre-Construction Phase of the City of Seguin's Fire Station No. 4 project.

This phase will culminate in the advertisement and selection of both the Architectural Design Team and the Construction Manager at Risk (CMAR) for pre-construction services. These efforts will lead to the development of comprehensive construction documents and the establishment of a Guaranteed Maximum Price (GMP) for presentation and approval by the Seguin City Council.

FDCS will also assist in the coordination and oversight of third-party consultants, including but not limited to surveying, geotechnical investigations, peer reviews, and other specialized services, as required.

The final deliverables of this phase will include:

- A complete set of construction documents
- A finalized GMP that provides the City with confidence in both the project cost and schedule

FDCS will remain engaged throughout the transition into the Construction Phase, continuing to advise and support the City to ensure project continuity and success.

As part of our commitment to transparency and collaboration, FDCS will provide the City and all project stakeholders with access to our Autodesk Build project management platform. This platform enables 24/7 access to current project documentation, including drawings, progress photos, meeting notes, and other key project information.

Our goal is to deliver high-value service at every step, ensuring the City of Seguin is well-informed, well-represented, and fully prepared to move confidently into construction.

PROJECT TEAM

Jerry Fitzpatrick, Project Executive/Project Manager

Kerrie Crimmins, LEED AP ID+C – Project Manager

Jarrod Smith – Field Engineer/EIT

FITZPATRICK
DESIGN CONSTRUCTION SERVICES

PRE-CONSTRUCTION SERVICES

Services shall include the following work:

- RFQ for Architectural Services (1) months.
- Architectural design (10) months.
- RFQ for CMaR Pre-construction services (during early design phases).
- Finalize and evaluate GMP pricing provided by CMaR (1) month.

Excluded Services

- Fees for permits
- TDLR registration
- Peer reviews
- 3rd Party consultants
- Regulatory filings
- Geotechnical services
- Specialty Consultants
- Survey

Compensation

Based on the stated scope of work and assuming a twelve (12) month pre-construction duration, our fee for this phase is **One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)**. This fee will be invoiced in equal amounts over the stated duration. Should the project duration exceed the planned twelve (12) month duration, FDCS will invoice at the same monthly rate through completion.

We hope this proposal meets your expectations. We look forward to assisting the City of Seguin with this project. Please contact us with any questions or comments.

FITZPATRICK DESIGN CONSTRUCTION SERVICES GROUP LLC.



Jerry Fitzpatrick, LEED AP
Founder/Managing Partner
(972) 318-2157
jerry@fdcstx.com

CITY OF SEGUIN FIRE STATION NO. 4
FDCS PROFESSIONAL SERVICES AGREEMENT

ARTICLE 1
RECITALS AND INTENT

1.1 This Agreement ("Agreement") is made by and between the City of Seguin herein ("CITY") and **Fitzpatrick Design Construction Services Group, LLC** herein ("FDCS"), acting by and through their duly authorized representatives, and is effective on the date stated herein.

1.2 City of Seguin has requested Owner's Representative/Project Management Services related to the construction of the city's Fire Station No. 4 and desires to engage FDCS to provide these services in connection with the work assigned ("Services").

1.3 City of Seguin desires to engage the services of FDCS as an independent contractor, and not as an employee, to perform the assigned services under the terms and conditions provided in this agreement, and FDCS desires to render said services for City of Seguin on the terms and conditions provided in this agreement.

1.4 This agreement and the obligations of the parties are contained in this document along with in any Request for Proposals or Qualifications issued by City of Seguin.

ARTICLE 2
CONTRACTUAL RELATIONSHIP

2.1 The CITY agrees to employ FDCS, and FDCS agrees to perform, as an independent contractor, Owner's Representative/Project Management services on an as stated in FDCS Proposal Letter **Exhibit A**.

2.2 This Agreement shall serve as the general agreement for all services. No Services shall be undertaken or performed by FDCS unless and until written notice to proceed has been issued by City of Seguin.

2.3 The Services to be provided under this Agreement are intended to include services within the expertise and experience of FDCS, and include plan review, site observations, and project management services.

ARTICLE 3
FDCS'S OBLIGATIONS

3.1 FDCS's obligations may include but are not limited to the following:

3.1.1 FDCS shall provide the CITY the services and incidental materials specified in the attached **Exhibit A**. No Services shall be undertaken or performed by FDCS until a written notice to proceed has been issued by the CITY.

3.1.2 All Services shall be of superior quality and shall be performed in a professional manner in accordance with industry standards and best practice. The minimum standard of care for all related Services performed or furnished by FDCS under this Agreement will be the care and skill ordinarily used by members of FDCS's profession practicing under similar conditions at the same time and in the same locality. FDCS will re-perform any Services not meeting this standard without additional compensation.

3.1.3 FDCS shall, promptly following issuance of notice to proceed, submit a Schedule of Work for the CITY's approval, which shall specify the dates and milestones by which the Services covered by

the contract will be completed. FDCS shall perform the Services in a timely fashion to comply with the CITY's requirements and in accordance with the approved Schedule of Work.

3.1.4 FDCS shall comply with all applicable laws, rules and regulations governing all Services and any projects authorized by this Agreement.

3.2 Opinions of Probable Construction Cost. Any opinions or estimates of probable construction costs to be provided under this Agreement are to be made or reviewed on the basis of FDCS's experience and qualifications and represent FDCS's judgment as an experienced and qualified professional. However, since the FDCS has no control over the cost of labor, materials, equipment, or services furnished by others or over the contractor's methods of determining prices, or over competitive bidding or market conditions, FDCS cannot and does not guarantee that proposals, bids or actual final construction costs will not vary from the opinions or estimates prepared or reviewed by FDCS.

3.3 Services During Construction

3.3.1 FDCS's Personnel at Construction Site

a. FDCS shall make visits to the site at intervals appropriate to the various stages of construction, as FDCS deems necessary, in order to observe as an experienced and qualified professional the progress and quality of the various aspects of the work of the construction contractor (the "Contractor").

b. Additionally, if and to the extent included in the assigned Services, FDCS shall provide the services of a Project Representative at the site to assist the CITY and to provide on–site observations of such work. The furnishing of such Project Representative services will not extend FDCS's responsibilities or authority beyond the specific limits set forth in this Agreement. Such visits and observations by FDCS and their Project Representative are not intended to be exhaustive, or to extend to every aspect of the work in progress, or to FDCS in this Agreement, but rather are to be limited to spot checking, selective sampling and similar methods of general observation of the work based on FDCS's exercise of professional judgment as assisted by the Project Representative. Based on information obtained during such visits and such observations, FDCS shall endeavor to determine, in general, if such work is proceeding in accordance with the construction contract documents ("Contract Documents"), and FDCS shall keep the CITY informed of the progress of the work. FDCS shall report to the CITY any deficiencies in the work of which FDCS has direct knowledge.

3.3.2 Contractor Responsible for Construction Work. FDCS shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor or the safety precautions and programs incident to the work of the Contractor. FDCS shall not guarantee the performance of the Contractor nor be responsible for the acts, errors, omissions or the failure of the Contractor to perform the construction work in accordance with the Contract Documents.

3.3.3 Construction Progress Payments. Recommendations by FDCS to the CITY for periodic construction progress payments to the Contractor will be based on FDCS's knowledge, information and belief from selective observation and sampling that the work has progressed to the point indicated. Such recommendations do not represent that continuous or detailed examinations have been made by FDCS to ascertain that the Contractor has completed the work in exact accordance with the Contract Documents; that the final work will be acceptable in all respects; that FDCS has made an examination to ascertain how or for what purpose the Contractor has used the moneys paid; that title to any of the work materials or equipment has passed to the CITY free and clear of all liens, claims, security interests or encumbrances; or that there are no other matters at issue between THE CITY and Contractor that affect the amount that should be paid.

3.3.4 Contractor Submittals. FDCS shall review Contractor's shop drawings and other submittals. Such review shall be only for conformance with the information given in the Contract Documents and for compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such reviews will not extend to means, methods, techniques, sequences or procedures of construction, or to safety precautions and programs incident thereto.

3.3.5 Record Drawings. FDCS shall monitor the preparation of record drawings by the Contractor. Such record drawings will be based on information furnished by Sub-Contractor to the Contractor showing changes made during construction. FDCS is not responsible for any errors or omissions in the information provided by Contractor that is incorporated into the record drawings.

ARTICLE 4
THE CITY'S RESPONSIBILITIES

4.1 The CITY shall provide to FDCS all its criteria and requirements for the Project and all available information pertinent to the Project including previous reports. FDCS may reasonably rely upon such information.

4.2 The CITY shall arrange for access to and make all provisions for FDCS to enter upon public and private property as required for FDCS to perform Services under this Agreement.

4.3 The CITY will obtain, arrange, and pay for all advertisements for bids; all permits and licenses required for the Project; and all land, easements, rights-of-way, platting, and access necessary for FDCS's Services under this Agreement or for performance of the Services.

4.4 The CITY will examine FDCS's studies, reports, proposals, and other information submitted by FDCS, consult with others as the CITY deems appropriate, and render timely written approvals and decisions to FDCS.

4.5 The CITY shall give prompt written notice to FDCS whenever the CITY becomes aware of any development that affects the scope or timing of FDCS's Services or of any defect or nonconformance in the Services of the FDCS or work of the Contractor.

ARTICLE 5
FDCS'S COMPENSATION

5.1 In complete compensation for all the Services, the CITY shall pay FDCS the compensation set forth in this agreement. FDCS's compensation shall not exceed the sum set forth in the task order, which may be prorated on a daily basis in the event of a termination of this Agreement or a work stoppage ordered by the CITY.

5.2 Invoices for Services performed under this agreement will be submitted to the CITY by FDCS monthly. Invoices will be due and payable within thirty (30) days after receipt. When appropriate, invoices shall include any changes or updates to the approved Schedule of Work.

5.3 No statement, term or provision in any invoice, bill or statement submitted to the CITY by FDCS will be construed to waive, amend, or modify any term or provision of this Agreement or any task order.

5.4 The CITY may make changes within the general assigned Services. If such changes affect FDCS's cost of or time required for performance of the Services, an equitable adjustment will be made through a written amendment to this Agreement.

5.5 FDCS shall be reimbursed for all approved expenditures. Reimbursable expenses may include but are not limited to messengers; postage; courier; reproduction of drawings, schedules, specifications, and documents; registrations; permits; and testing.

ARTICLE 6
INDEMNIFICATION

6.1 With respect to claims brought by third parties against either FDCS or the CITY relating to the property or facilities with respect to which this Agreement pertains, or regarding claims made by FDCS against the CITY, FDCS and the CITY agree as follows:

6.1.1 FDCS WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS DIRECTORS, OFFICERS, AGENTS AND EMPLOYEES AGAINST CLAIMS, DEMANDS OR CAUSES OF ACTION; AND ALL COSTS, LOSSES, LIABILITIES, EXPENSES AND JUDGMENTS INCURRED IN CONNECTION THEREWITH, INCLUDING ATTORNEYS' FEES AND COURT COSTS, BROUGHT BY ANY OF FDCS'S EMPLOYEES OR REPRESENTATIVES, OR BY ANY OTHER THIRD PARTY, BASED UPON, IN CONNECTION WITH, RESULTING FROM, ARISING OUT OF, OR OCCASIONED BY THE ACTS, OMISSIONS OR CONDUCT OF FDCS, ITS OFFICERS, AGENTS, OR EMPLOYEES IN THE EXECUTION OR PERFORMANCE OF THIS AGREEMENT.

6.1.2 It is a condition precedent to the indemnitor's contractual obligation of indemnification under this Agreement that the CITY provide written notice of a third-party claim, demand, or cause of action as soon as practical, after written notice of such third-party claim,

demand or cause of action is received by the CITY. It is a further condition precedent to the indemnitor's contractual obligation of indemnification under this Agreement that the indemnitor shall thereafter have the right to participate in the investigation, defense and resolution of such third-party claim.

6.1.3 Notwithstanding any provision of this article, the CITY shall in no event be liable or responsible to FDCS or any third party to the extent that the CITY has immunities or defenses, and nothing in this article or this section or this Agreement shall be deemed in any way as a waiver of any defenses or immunities, whether governmental, sovereign, official, qualified, legislative or otherwise, all such defenses and immunities being hereby expressly retained. Nothing in this Agreement shall be deemed in any way to grant or confer any right, title or interest in or to any person not a party to this Agreement.

ARTICLE 7
INSURANCE

7.1 FDCS shall obtain and maintain, throughout the term of the Agreement, insurance of the types and in the minimum amounts set forth below.

7.2 FDCS shall, upon request by the CITY, furnish certificates of insurance to the CITY evidencing compliance with the insurance requirements hereof. Certificates shall indicate name of FDCS, name of insurance company, policy number, term of coverage and limits of coverage. FDCS shall cause its insurance companies to provide the CITY with at least thirty (30) days prior written notice of any reduction in the limit of liability by endorsement of the policy, cancellation or non-renewal of the insurance coverage required under this Agreement. FDCS shall obtain such insurance from such companies having a Best rating of B+/VII or better, licensed or approved to transact business in the state in which the Services shall be performed, and shall obtain such insurance of the following types and minimum limits:

a. Workers Compensation insurance shall be provided by FDCS for FDCS's employees engaged in the CITY projects in at least the statutory minimums.

b. Commercial General Liability insurance including coverage for Products/Completed Operations, Blanket Contractual, Contractors' Protective Liability, Broad Form Property Damage, Personal Injury/ Advertising Liability, and Bodily Injury and Property Damage with limits of not less than:

$2,000,000	general aggregate limit
2,000,000	each occurrence, combined single limit
1,000,000	aggregate Products, combined single limit
1,000,000	aggregate Personal Injury/ Advertising Liability
50,000	Fire Legal Liability
50,000	Premises Medical

c. Automobile Liability coverage applying to owned, non-owned and hired automobiles with limits not less than $1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.

7.3 The minimum limits may be increased by the CITY based on project-specific needs, or specific coverages may be waived by express provision in task orders. The CITY and their agents and employees shall be added as additional insureds to all coverage required above, except for Workers Compensation and automobile liability insurance. All policies written on behalf of FDCS shall contain a waiver of subrogation in favor of the CITY and their agents and employees.

ARTICLE 8
DURATION, EXTENSION AND TERMINATION

8.1 This agreement shall be for a term of three (3) years. Time is of the essence in the performance of this Agreement.

8.2 This agreement may be terminated by either party for convenience upon thirty (30) days written notice or for cause if either party fails substantially to perform through no fault of the other and does not commence correction of such non-performance within five (5) business days of written notice and diligently complete the correction thereafter. Upon delivery of such notice, FDCS shall, unless the notice states otherwise, immediately discontinue all Services, proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to the Services, and deliver to the CITY all instruments of service produced under this Agreement. Upon termination, the CITY will owe FDCS for all compensation earned under this Agreement to date of termination, without termination expenses.

ARTICLE 9
OWNERSHIP OF DOCUMENTS

9.1 All documents including but not limited to reports, drawings, and specifications, provided, or furnished by FDCS pursuant to this Agreement are instruments of service in respect to the Project, whether or not the Project is completed, and shall be the property of the CITY. The CITY shall have, keep and retain all rights, title and interest in and to all Instruments of Service, including all ownership, common law, statutory, and other reserved rights, including copyrights, in and to all Instruments of Service, whether in draft form or final form, which are produced at its request and in furtherance of this Agreement. FDCS shall endeavor to omit any information in the Instruments of Service which may constitute trade secrets. If any portion of the documents comprising the Instruments of Service have been previously copyrighted or otherwise protected from disclosure or unauthorized use by FDCS which have previously been prepared by FDCS and which are not created for the sole and specific purpose of this Project, such copyright protections or reservations of rights shall be expressly stated thereon.

9.2 When such documents are in electronic form, the CITY shall own copies of data files, specifications, or drawings for the CITY's information in its use of the Services. However, due to the potential that electronic information can be modified by the CITY or other persons, unintentionally or otherwise, FDCS reserves the right to remove all indicia of its ownership and/or involvement from each electronic display or file. For documentation purposes, the original computer files will be retained by FDCS for a period not to exceed five (5) years after completion of the Services. Thereafter, all such files shall be remitted to the CITY.

9.3 In addition, electronic information created and produced by FDCS is considered a part of FDCS's instrument of service and will not be used by the CITY on other Services, for additions to this Service, or for completion of this Service by another design FDCS except by agreement or FDCS's default.

9.4 Any such use or reuse of any instrument of service by the CITY or others without written verification or data adaptation by FDCS for the specific purpose intended will be at the CITY's sole risk and without liability or legal exposure to FDCS.

ARTICLE 10
LIMITATIONS ON RIGHTS AND REMEDIES

10.1 Failure of FDCS or the CITY to perform its obligations under this Agreement (including the obligation to make payments when properly due) shall not subject such party to any liability or place such party in breach of any term or condition of this Agreement to the other party to the extent (and only to the extent) that such failure is due to causes beyond the reasonable control of the affected party or parties including, but not limited to, fire, explosion, flood, drought, hurricane, war, terrorism, riot, sabotage, embargo, a declared national or state (of the affected party) health emergency, labor disputes, supply chain disruptions, compliance with any order or regulation of any government entity acting with color of right, or any other cause beyond the reasonable control of such non-performing party and not caused by the negligence, intentional conduct or misconduct of the non-performing party (such event or cause referred to as "force majeure"). The party affected shall, as promptly as practicable, but no more than five (5) business days from the force majeure, notify the other party, and shall use reasonable efforts to eliminate, cure or overcome the force majeure, keeping the other party informed of its progress, and resume performance of its obligations with all possible speed. If a condition constituting force majeure exists for more than thirty (30) consecutive days, the parties shall meet and discuss in good faith, modifications to the task order or other affected aspects of the Agreement or termination of this Agreement and/or any active and impacted task order.

10.2 If no environmental assessments are included within the scope of work, FDCS shall have no responsibility for the discovery, presence, handling, removal, or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances, except prompt notice to the CITY upon discovery.

ARTICLE 11
NO THIRD-PARTY RIGHTS

11.1 Nothing contained in this Agreement shall create a contractual relationship with or duties, obligations or causes of action in favor of any third party against either the CITY or FDCS.

11.2 The Services to be performed by FDCS under this Agreement are solely for the benefit of the CITY. This Agreement shall not be construed as creating any contractual relationship of any kind between FDCS and any third party. It is the intent of the parties that there are no third-party beneficiaries to this Agreement. The fact that THE CITY may enter into other agreements with third parties that provide FDCS the authority to observe the work being performed by the third party shall not give rise to any duty or responsibility on the part of FDCS in favor of such third party.

ARTICLE 12
MISCELLANEOUS

12.1 This Agreement shall be effective upon its execution by FDCS and the CITY, subject to the notice to proceed, and shall remain in full force until all obligations under this Agreement have been fulfilled, unless sooner terminated as provided herein.

12.2 This Agreement shall be construed and enforced for all purposes pursuant to the laws of the State of Texas. Venue shall be exclusively in the state courts of proper jurisdiction of Guadalupe County, Texas.

12.3 This Agreement is non-assignable. Neither FDCS nor the CITY shall assign, sublet or transfer its interest in this Agreement without the prior written consent of the other.

12.4 This Agreement, which expressly incorporates and includes the CITY's Request for Proposals or Qualifications, represents the entire agreement between FDCS and the CITY with respect to the subject matter hereof and supersedes and merges all prior negotiations, representations, discussions, or agreements, either written or oral, with respect to the subject matter hereof.

12.5 No statement, term or provision in any proposal, response to any Request for Proposal or Qualifications, Statement of Qualifications, general conditions, invoice, bill, or statement submitted by FDCS to the CITY will be construed to waive, amend, or modify any term or provision of this Agreement.

12.6 This Agreement may be amended only by written instrument signed by duly authorized representatives of both FDCS and the CITY. The CITY's payment of invoices or statements shall not be deemed as the CITY's acceptance of any term or provision that amends or modifies this Agreement or the task order under which payment is made.

12.7 No consent or waiver, express or implied, by either party to this Agreement, to or of any breach of default by the other in the performance of any obligations under this Agreement shall be deemed or construed to be a consent or waiver to or of any other or future breach or default by such party. Failure on the part of any party to this Agreement to complain of any act or failure to act of the other party or to declare the other party in default hereunder, irrespective of how long such failure continues, shall not constitute a waiver of the rights of such party hereunder.

12.8 If a provision of this Agreement, or the application thereof to any person or circumstances, is rendered or declared illegal for any reason or shall be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but shall be enforced to the greatest extent permitted by applicable law. The parties agree to negotiate in good faith for a proper amendment to this Agreement in the event any provision hereof is declared illegal, invalid, or unenforceable.

12.9 All notices required or permitted hereunder shall be in writing and shall be deemed delivered three (3) days after deposit with the United States Postal Service, certified mail, return receipt requested, addressed to the respective other party at the addresses shown below:

If to FDCS: Fitzpatrick Design Construction Services Group, LLC
8951 Collin McKinney Ste. 1101
McKinney, TX 75070
Attn: Jerry Fitzpatrick

If to CITY: City of Seguin, Texas
205 N River Street
Seguin, TX 78155
Attn: City Manager

12.10 The headings and captions used in this Agreement are for convenience only and shall not affect in any way the meaning or interpretations of the provisions set forth herein.

12.11 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

IN WITNESS WHEREOF, this Agreement is hereby executed as of the date set forth.

City of Seguin, TX

By: _____
City Manager

Date: _____

ATTEST:

_____
Secretary

APPROVED AS TO FORM:

_____
Attorney

Fitzpatrick Design Construction Services Group, LLC

By: _____
Jerry Fitzpatrick, Managing Member

Date: 01/15/2026

Client: City of Seguin Texas 660 TX-46 Seguin, TX 78155 Attn: Chief Skinner	**City Project No.:** **Consultant Project No: 20232** **Date:** January 15, 2026

Project Description: New Seguin Fire Station #4

Description of services: FDCS will provide professional Owner's Representative services on a consulting basis for the pre-construction phase of the City of Seguin's Fire Station No. 4 project. This phase will culminate in the advertisement and selection of both the architectural design team and the Construction Manager at Risk (CMAR) pre-construction team. These efforts will lead to the development of comprehensive construction documents and the establishment of a final Guaranteed Maximum Price (GMP) for presentation and approval by City Council.

Compensation shall be as follows:

Task	Description	Quantity	Unit Price	Total
1	Owner's Representative Services of Pre-Construction Phase including Contract Documents and Guaranteed Maximum Price	1	1	$180,000.00
		Total Not to Exceed		$180,000.00

	Total Contracted Fee	**$180,000.00**

Schedule shall be as follows: Provide services per Exhibit A for a duration of (12) months. If additional services are requested or project duration extends past (12) months FDCS will bill per hourly rate of $185.00.

The above described services shall proceed upon return of this Task Authorization. Services will be billed monthly as they are completed. All other provisions, terms, and conditions of the agreement for services which are not expressly amended shall remain in full force and effect.

X This Task Authorization will serve as the notice to proceed.

CONSULTANT: FITZPATRICK DESIGN CONSTRUCTION SERVICES GROUP LLC

BY: _____

TITLE: Founder/Managing Member

DATE: 01/15/2026

CITY OF SEGUIN, TEXAS

BY: _____

TITLE: _____

DATE: _____

SEGUIN TEXAS

It's real.

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager
From: Rick Cortes, Deputy City Manager
Subject: Household Hazardous Waste (HHW) service for residential households within the City of Seguin
Date: December 22, 2025

Historical Background
On July 24, 2025 and December 3, 2025, the Solid Waste committee, which consists of Councilmember Joe Rea, Councilmember Jim Lievens, Councilmember John Carlsson, and Mayor Donna Dodgen met to discuss the residential solid waste agreement. Also, in attendance were City Manager Steve Parker, Purchasing Manager Ashley Bruns, Deputy City Secretary Kim Allison, City Secretary Kristin Mueller, City Attorney Mark Kennedy, and I.

As a result of those meetings, staff is proposing an amendment to the existing Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal and Residential Solid Waste between the City of Seguin and Waste Connections, Inc. to add a Household Hazardous Waste (HHW) service for residential households. The City currently contracts with Waste Connections Lone Star, Inc. for municipal and residential solid waste services.

To provide this service, Waste Connections has entered into an exclusive subcontractor agreement with Doliver Enterprises, LLC, dba HHW Solutions, a licensed and insured Household Hazardous Waste service provider. HHW Solutions would perform HHW collection, hauling, and disposal services in accordance with all applicable federal, state, and local laws and regulations, while Waste Connections would remain the City's primary franchise contractor under the existing Agreement.

If approved, HHW services would commence on March 1, 2026. The subcontractor agreement between Waste Connections and HHW Solutions is structured to run concurrently with the City's existing franchise agreement, with an initial term through September 2029.

Under the proposed amendment, Household Hazardous Waste (HHW) services would be provided to single-family residential units within the City's corporate limits.

HHW collection is limited to household-generated hazardous waste only. Weekly collection would be available by appointment, coordinated through Waste Connections. Collection of HHW placed at the residence no later than 7:00 a.m. on the scheduled collection day.

Accepted materials include common household hazardous items such as paints, automotive fluids, batteries, pesticides, cleaning chemicals, fluorescent bulbs, electronics (up to 50 pounds), and similar materials. Excluded materials include commercial or business-generated waste, medical or biological waste, radioactive materials, explosives, and other items prohibited by law.

All collected HHW would be transported to properly permitted Household Hazardous Waste processing, storage, or disposal facilities, in compliance with Environmental Protection Agency (EPA) and Texas regulations.

HHW Solutions would be responsible for customer service related to HHW collection inquiries, with coordination between Waste Connections and the City as needed.

Pricing and Billing
The proposed amendment would add a monthly HHW service charge of $1.50 per residential household. The charge would be billed in the same manner and cadence as existing waste collection services. The charge would apply to all single-family residential units with active water service, regardless of whether the household uses the HHW service in a given month. The charge would not be subject to the franchise fee, but is subject to applicable taxes, surcharges, and future adjustments as allowed under the existing franchise agreement. Billing would begin with the billing period that includes or commences on March 1, 2026. Under the subcontractor agreement, Waste Connections would compensate HHW Solutions for HHW services provided. The City would continue to bill and collect fees as part of its existing utility billing process.

Recommendation
Staff recommends consideration of the proposed amendment to add Household Hazardous Waste services to the existing Waste Connections agreement. This service expansion provides residents with a safe, compliant, and convenient method for disposing of hazardous household materials while minimizing environmental risk, at a modest monthly cost.

CITY OF SEGUIN **RESOLUTION NO. 2026R-00X**

STATE OF TEXAS

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE EXCLUSIVE FRANCHISE AGREEMENT FOR RESIDENTIAL SOLID WASTE COLLECTION WITH WASTE CONNECTIONS LONE STAR, INC. TO ADD HOUSEHOLD HAZARDOUS WASTE (HHW) SERVICES; PROVIDING FOR A MONTHLY HHW SERVICE CHARGE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Seguin, Texas ("City") and Waste Connections Lone Star, Inc. ("Waste Connections") are parties to an Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal and Residential Solid Waste within the City (the "Agreement"); and

WHEREAS, the City Council desires to enhance environmental protection and public safety by providing residents with a safe and compliant method for disposal of household-generated hazardous waste; and

WHEREAS, Waste Connections has proposed the addition of Household Hazardous Waste ("HHW") services for single-family residential units within the City, to be provided as part of the existing residential solid waste program; and

WHEREAS, Waste Connections will provide HHW services directly or through a licensed and insured subcontractor, in compliance with all applicable federal, state, and local laws and regulations; and

WHEREAS, the proposed amendment to the Agreement would add a monthly HHW service charge of $1.50 per residential household, billed in the same manner as existing residential solid waste charges; and

WHEREAS, the HHW service is proposed to commence on March 1, 2026; and

WHEREAS, the City Council finds that the amendment to the Agreement is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, THAT:

1. The City Council hereby approves an amendment to the Exclusive Franchise Agreement with Waste Connections Lone Star, Inc. to add Household Hazardous Waste (HHW) services for single-family residential units within the City of Seguin. The City Council hereby approves an amendment to the Exclusive Franchise Agreement with Waste Connections Lone Star, Inc. to add Household Hazardous Waste (HHW) services for single-family residential units within the City of Seguin. The amendment is attached hereto and incorporated herein as **Exhibit A**.
2. The amendment shall provide for the collection, handling, and disposal of household-generated hazardous waste only, and shall exclude commercial, industrial, medical, radioactive, explosive, and other prohibited materials, all in accordance with applicable laws and regulations.
3. The amendment shall establish a monthly HHW service charge of $1.50 per residential household, to be billed in the same manner and cadence as existing residential solid waste charges and subject to applicable taxes, surcharges, and adjustments as provided in the Agreement.

4. HHW services authorized by this resolution shall commence on March, 2026 The subcontractor agreement between Waste Connections and HHW Solutions is structured to run concurrently with the City's existing franchise agreement, with an initial term through September 2029.
5. The City Manager is hereby authorized to execute the amendment to the Exclusive Franchise Agreement with Waste Connections Lone Star, Inc., and any related documents necessary to implement HHW services, in a form approved by the City Attorney.
6. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid, unconstitutional, or unenforceable, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more portions may be declared invalid.
7. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED this _____ day of January 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller
City Secretary

FIRST AMENDMENT TO THE AMENDED AND RESTATED EXCLUSIVE FRANCHISE AGREEMENT FOR THE COLLECTION, HAULING, AND DISPOSAL OF MUNICIPAL AND RESIDENTIAL SOLID WASTE

This First Amendment to the Amended and Restated Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal and Residential Solid Waste (the "First Amendment") is effective as of March 1, 2026, (the "First Amendment Effective Date"), made by and between **THE CITY OF SEGUIN, TEXAS**, ("City") and **WASTE CONNECTIONS LONE STAR, INC.** ("Service Provider"). City and Service Provider shall be sometimes referred to collectively as the "Parties."

RECITALS:

WHEREAS, the City and Service Provider entered into the Amended and Restated Exclusive Franchise Agreement for the Collection, Hauling, and Disposal of Municipal and Residential Solid Waste dated July 1, 2024 (the "Agreement"); and

WHEREAS, the Parties desire to amend, clarify, and restate portions the Agreement as further described herein.

AGREEMENT:

NOW, THEREFORE, and in consideration of these premises and such other lawful consideration, the receipt and sufficiency of which each of the Parties hereto acknowledge, the parties agree as follows:

1. Household Hazardous Waste Definition. Upon the First Amendment Effective Date, the following definition is hereby added to Section 1 of the Agreement:

"**Household Hazardous Waste** - shall mean the following Solid Waste:

- Aerosol products
- Ammunition, home use fireworks
- Antifreeze
- Auto fluids
- Ballasts (non-PCB & PCB)
- Batteries – auto, sump, power tool & household sizes
- Blacktop sealer - oil based
- Cleaning products
- Cooking Oil
- Fire Extinguishers
- Fluorescent bulbs (tubes and CFLs)
- Gasoline & oil/gas mixtures
- HID (headlight bulbs)
- Hobby & photo chemicals
- Lawn chemicals
- Mercury containing Devices (thermostats, etc.)
- Motor oil
- Oxygen tanks
- Paint (Oil-based paints, stains, varnishes; and Latex Paint)

- Pesticides, poisons, herbicides, insecticides
- Pharmaceuticals/medications
- Pool chemicals
- Propane tanks
- Resins, Glues, Adhesives
- Smoke Detectors
- Solvents
- Electronics (up to 50 pounds)

The Service Provider will not accept the following items for collection as Household Hazardous Waste:

- Acetylene cylinders
- Biological or medical waste
- Business generated waste
- Foam cylinders (Part A/Part B)
- Explosives
- MAPP gases
- Radioactive Material
- Syringes/needles
- Farm machinery oil

Each Household Hazardous Waste collection per month shall be limited as follows:

- Fluorescent light bulbs: Minimum 1, Maximum 8
- Used motor oils or antifreeze: Minimum 1 gallon, Maximum 2 gallons
- Paints and supplies; Pool & Household Chemicals: Minimum 1 gallons, Maximum 4 gallons
- Household Cleaners; Pesticides & Fertilizers: Minimum 1 items, Maximum 8 items
- Household Batteries: Minimum 1; Maximum 20
- Electronics up to 50 pounds

"Household Hazardous Waste" does not include any waste that would be classified as a hazardous waste under 40 CFR Part 261."

2. Household Hazardous Waste Services. Upon the First Amendment Effective Date, Section 6 of the Agreement is hereby amended by adding new subparagraph (E) as follows:

"E. Household Hazardous Waste Services. Service Provider shall collect, haul and recycle or dispose of Household Hazardous Waste (i) generated and accumulated by Residential Units, that is (ii) placed for collection by those Residential Units receiving the services of the Subcontractor all within the City's corporate limits, including any territories annexed by the City during the term of this Agreement. Service Provider may subcontract such services with a third party.

3. Rates and Fees. Effective October 1, 2026, Sections 8(A) and 8(B) of the Agreement are hereby deleted in their entirety and replaced with the following:

"A. Residential Unit Services. For Services provided to all Residential Units, the Service Provider shall charge (i) **$14.44** per month for each Residential Unit utilizing one (1) Cart for Municipal Solid Waste collection, (ii) **$7.17** per month for each additional Cart utilized by each Residential Unit that requests an additional Cart, and (iii) **$3.64** per month, per Residential Unit, for Recycling collection.

B. Sludge Services. The Service Provider will provide hauling and disposal services for dewatered sludge generated at the City's wastewater treatment plant; provided, however, that Service Provider shall collect and dispose of such sludge only if the City tests it and provides the Service Provider with documentation evidencing that the sludge meets the disposal requirements promulgated by the Texas Commission on Environmental Quality. The City agrees to assist the Service Provider in adjusting the load weights so that Service Provider's vehicles comply with applicable state and federal transportation requirements, including weight restrictions imposed by the Texas Department of Transportation. Service Provider shall charge the City **$668.43** for transporting and disposing of each load of sludge."

4. New Services: Household Hazardous Waste. Upon the First Amendment Effective Date, Section 8 of the Agreement is hereby amended by adding new subparagraph (C) as follows:

"C. Household Hazardous Waste Services. Service Provider shall charge each Residential Unit **$1.50** per month for Household Hazardous Waste collection. This rate applies to all Residential Units located within the City's corporate limits."

5. Franchise Fee Calculation. Upon the First Amendment Effective Date, Section 13(A) of the Agreement is hereby deleted in its entirety and replaced with the following:

"A. Monthly Statements. The Service Provider will invoice the City monthly according to the rates and fees set forth in Section 8 herein. The City shall pay all invoiced amounts to the Service Provider within thirty (30) days of the date of each invoice; provided, however, the City may retain an administrative fee equal to three percent (3%) of the amounts invoiced by Service Provider each month (the "Administrative Fee"). However, the Administrative Fee shall not be calculated based on the amounts invoiced for Household Hazardous Waste services. The City may adjust the Administrative Fee from time to time during the Term, and, except as otherwise provided herein, shall determine the method for calculating and assessing the Administrative Fee. Prior to implementing any Administrative Fee adjustments, the City shall provide the Service Provider with at least ninety (90) days' prior written notice before implementing any such adjustment to the Administrative Fee. Implementation of the adjusted Administrative Fee shall be subject to the Service Provider's written consent, which shall not be unreasonably withheld."

6. Reaffirmation. The Parties hereby reaffirm their agreement with all the terms and provisions of the Agreement as amended by this First Amendment.

7. Entire Agreement. The Agreement and this First Amendment represent the entire agreement among the Parties with respect to the matters that are the subject hereof.

8. Counterparts; Facsimile Signatures. This First Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which shall collectively constitute one and the same instrument representing this First Amendment between the parties hereto, and it shall not be necessary for the proof of this First Amendment that any party produce or account for more than one such counterpart. Facsimile signatures shall be given the same force and effect as original signatures and shall be treated for all purposes and intents as original signatures.

[*signatures on following page*]

IN WITNESS WHEREOF, the undersigned have executed this First Amendment as of the date indicated next to their signatures below.

WASTE CONNECTIONS LONE STAR, INC.

By: _____
Name: _____
Title: _____
Date: _____

WITNESS:

By: _____
Name: _____

CITY OF SEGUIN, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

WITNESS:

By: _____
Name: _____

CITY OF SEGUIN **ORDINANCE NO. 2026-XXX**

STATE OF TEXAS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS, AMENDING THE SEGUIN CODE OF ORDINANCES, APPENDIX C – FEE SCHEDULE, CHAPTER 86, SOLID WASTE, TO ADD A HOUSEHOLD HAZARDOUS WASTE (HHW) SERVICE AND ASSOCIATED MONTHLY PER-HOUSEHOLD FEE; PROVIDING FOR IMPLEMENTATION THROUGH THE CITY'S SOLID WASTE FRANCHISE AGREEMENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND AUTHORIZING CITY STAFF TO SUBMIT THIS ORDINANCE AS A SUPPLEMENT TO THE SEGUIN CODE OF ORDINANCES.

WHEREAS, the City of Seguin provides solid waste and recycling services to residential customers pursuant to a franchise agreement with Waste Connections Lone Star, Inc.; and

WHEREAS, Household Hazardous Waste (HHW), including but not limited to chemicals, paints, solvents, batteries, and similar materials, requires specialized handling and disposal to protect public health, safety, and the environment; and

WHEREAS, the Solid Waste Committee has discussed and reviewed a Household Hazardous Waste service program which would provide residents with access to proper HHW disposal through a monthly per-household charge; and

WHEREAS, the City Council approved an amendment to the solid waste franchise agreement with Waste Connections Lone Star, Inc. to include Household Hazardous Waste (HHW) services by Resolution No. ____; and

WHEREAS, the City Council finds that adding an HHW service is in the best interest of the City and its residents and requires amendment of Appendix C – Fee Schedule of the Seguin Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

SECTION ONE.
The Seguin Code of Ordinances, Appendix C – Fee Schedule, Chapter 86, Solid Waste, is hereby amended by adding a new subsection to read as follows:

Household Hazardous Waste (HHW)

(a) A monthly Household Hazardous Waste (HHW) service fee shall be assessed to residential solid waste customers to fund the collection, transportation, and proper disposal of household hazardous waste in accordance with applicable federal, state, and local regulations.

(b) The HHW service shall be provided in accordance with the City's solid waste franchise agreement and program guidelines approved by the City Council.

(c) The monthly HHW service fee shall be:

Service	Monthly Fee
Household Hazardous Waste (HHW) Service	$1.50 per residential household

(d) The HHW service fee shall be billed as part of the residential solid waste services and may be adjusted in accordance with the terms of the franchise agreement and applicable City ordinances.

SECTION TWO.
The City Manager or designee is authorized to administer the HHW program, establish operational procedures, and coordinate implementation with the City's solid waste contractor consistent with the franchise agreement.

SECTION THREE.
If any clause, provision, or section of this Ordinance shall be held unenforceable for any reason, such unenforceable clause, provision, or section shall be severed, and the remaining portions of this Ordinance shall remain in full force and effect.

SECTION FOUR.
City staff is hereby authorized and directed to publish this Ordinance in a newspaper of general circulation as required by law and to submit this Ordinance as a supplement to the Seguin Code of Ordinances.

SECTION FIVE.
The changes in rates have an effective date of February 1, 2026.

PASSED AND APPROVED on first reading on the ___ day of _____, 2026.

PASSED AND ADOPTED on second reading on the ___ day of _____, 2026.

_____
DONNA DODGEN
MAYOR

ATTEST:

_____
Kristin Mueller, City Secretary