

# **MEMORANDUM**

To: Seguin Planning and Zoning Commission

From: Kyle Warren, Planner

**Subject:** VG Seguin Storage – Final Plat

Date: November 1, 2024

City staff have reviewed the final plat for the VG Seguin Storage Subdivision for compliance with the Unified Development Code (UDC) and applicable City requirements. VG Seguin Storage Subdivision is zoned Industrial (I); this plat will contain two (2) industrial lots. The plat for the VG Seguin Storage Subdivision totals 6.546 acres.

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

- Update signature blocks (UDC Technical Manual, Standardized Signature Blocks)
- Reference updated FEMA map date on note 8
- Verify TxDOT note 3 for access
- Correct various plat labeling issues (UDC, Technical Manual)

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



# LOCATION MAP

NOT TO SCALE

#### LEGAL DESCRIPTION

FIELD NOTES DESCRIBING A 6.55 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17 ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 7,24 ACRES, CONVEYED TO PAJARITO RANCH, LLC., BY DEED RECORDED IN VOLUME 3051, PAGE 690, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL SET PINS ARE # DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY"

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION TYPE III MONUMENT FOUND AT THE INTERSECTION BEGINNING AT A LEAS DEPARTMENT OF TRANSPORTATION THE III MONOMENT POUND AT THE INTERSECTION OF THE INTERSE TEXAS AND THE NORTH LINE OF THE 7.24 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN

THENCE, N 88° 58' 42" E, 737.35 FEET WITH THE SOUTH LINE OF SAID LOT 1 AND THE LINE OF THE 7.24 ACRE TRACT, TO AN IRON PIN SET IN THE WEST LINE OF LOT 1, WATKINS INDUSTRIAL PARK, PLAT RECORD IN VOLUME 5, PAGE 157, PLAT RECORDS, GUADALUPE COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF LOT 1 OF THE MATRIX COMPOSITE SUBDIVISION, THE NORTHWEST CORNER OF THE CORNER OF THE 7.24 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 00° 39' 22" E, 449.96 FEET WITH THE WEST LINE OF LOT 1 OF THE WATKINS INDUSTRIAL PARK SUBDIVISION AND THE EAST LINE OF THE 7.24 ACRE TRACT, TO AN IRON PIN SET FOR THE SOUTHEAST CORNER OF THE 7.24 ACRE TRACT AND THE HEREIN DESCRIBED TRACT.

THENCE, S 89° 43' 17" W, WITH THE EASTERNMOST SOUTH LINE OF THE 7.24 ACRE TRACT, AT 5.36 FEET A 3" DIAMETER IRON PIN FOUND FOR THE NORTHEAST CORNER OF A CALLED 25 FOOT STRIP. DESCRIBED IN VOLUME 529, PAGE 19, DEED RECORDS, GUADALUPE COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 305.25 FEET TO A 3" DIAMETER IRON PIN WITH A PLASTIC CAP STAMPED B&A RPLS 2633 FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CALLED 0.573 OF AN ACRE DESCRIBED IN DOCUMENT NUMBER 202099016126, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, AND THE EASTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, N 00° 14' 49" W, 99.87 FEET CROSSING A PORTION OF THE 7.24 ACRE TRACT WITH THE EAST LINE OF THE 0.573 OF AN ACRE TRACT, TO A  $\frac{1}{2}$  DIAMETER IRON PIN WITH A PLASTIC CAP STAMPED B&A RPLS 2633 FOUND FOR THE NORTHEAST CORNER OF THE 0.573 OF AN ACRE TRACT, BEING AN INTERIOR CORNER OF THE HEREIN

THENCE, S 89° 46' 30" W, 434.02 FEET CROSSING A PORTION OF THE 7.24 ACRE TRACT WITH THE NORTH LINE OF THE 0.573 OF AN ACRE TRACT AND WITH THE NORTH LINE OF A TRACT OF LAND CALLED 0.422 OF AN ACRE, DESCRIBED IN DOCUMENT NUMBER 202099016135, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS, TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE III MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF N. AUSTIN STREET, FOR THE NORTHWEST CORNER OF THE 0.422 OF AN ACRE TRACT AND THE WESTERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, N 00° 27" 17" W, 340.11 FEET WITH THE EAST RIGHT-OF-WAY LINE OF AUSTIN STREET AND THE WESTERNMOST WEST LINE OF THE 7.24 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 6.55 ACRES OF LAND.

## STATE OF TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY: UP ENGINEERING + SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6897

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_

NOTARY PUBLIC BEXAR COUNTY, TEXAS

NOTES
1. SITE WAS SURVEYED ON SEPTEMBER 6-7, 2022.

- 2. BASIS OF BEARING IS THE EAST R.O.W. LINE OF N. AUSTIN ST. AS FOUND
- . ALL FOUND PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP
- STAMPED "TRI-COUNTY'
- . THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE". 5. SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE
- 8. BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED
- ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN. THIS PLAT ESTABLISHES LOTS 2-3, BLOCK 1,
- . THIS TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (REMA) FEDERAL INSURANCE RATE MAP PANEL 48187C0280F, DATED 09/02/2007.
- STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED.
- 0. THE MANAGEMENT OF STORM WATER RUNOFF IS THE RESPONSIBILITY OF THE U. THE MANAGEMENT OF STORM WATER ADJOINT IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORM WATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.

update to latest Map

NOTES

11. THE DRAINAGE EASEMENT INDICATED SHALL BE KEPT CLEAR OF FENCES,
BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED

12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE EASEMENTS, DRAINAGE LOTS AND/OR OPEN SPACE LOTS.

13. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE, (INCLUDING BUT NOT LIMITED TO THE REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND THE REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITY INFRASTRUCTURE AND APPURTENANCES.

#### UTILITIES:

- 1. WATER CITY OF SEGUIN
- 2. SEWER CITY OF SEGUIN
- 3. ELECTRIC CITY OF SEGUIN
- 4. SEGUIN INDEPENDENT SCHOOL DISTRICT

Check to be correct

TXDOT NOTES:

1. FOR THE RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION

- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STARE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR
- 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ONE ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 262.34 FEET WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL

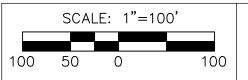
  MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY
- 5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

# PLAT NO.

### PLAT **ESTABLISHING**

#### VG SEGUIN STORAGE

FIELD NOTES DESCRIBING A 5.837 ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17. ABSTRACT 6. CITY OF SEGUIN. GUADALUPE COUNTY, TEXAS, A CALLED 5.846 ACRES, CONVEYED TO VG SEGUIN STORAGE, LLC., BY DEED RECORDED IN DOCUMENT NO. 202299031725, OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, AN A 0.706 ACRE TRACT OF LAND, CONVEYED TO ACF AUSTIN CONCRETE FENCE, LLC, BY DEED RECORDED IN DOCUMENT NO. 202099032498, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.







SAN ANTONIO, TX 78232 TEL 210-774-5504 WWW.UPENGINEERING.COM TBPE F-17992 TBPELS F-10194606

## STATE OF FLORIDE COUNTY OF DAME

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS VG SEGUIN STORAGE, LLC, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

2601 SOUTH BAYSHORE DR., SUITE 1720 MIAMI, FLORIDA 33133

## STATE OF FLORIDA COUNTY OF DADE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

NOTARY PUBLIC STATE OF FLORIDA

## STATE OF TEXAS

COUNTY OF GUADALUPE
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN
AS ACF AUSTIN CONCRETE FENCE, LLC, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

OWNER/DEVELOPER - LOT 3: ACF AUSTIN CONCRETE FENCE, LLC FLORENCE, TX 77833

#### STATE OF TEXAS COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC, STATE OF TEXAS

APPROVED AS A FINAL PLAT THIS THE \_\_DAY OF \_\_\_\_\_\_, 2024, BY THE DIRECTOR OF PLANNING AND CITY ENGINEER, CITY OF SEGUIN, TEXAS.

PAMELA CENTENO

MELISSA REYNOLDS, P.E., CFM, MPA DATE

CITY ENGINEER

\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_ M. AND DULY

RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ A.D. \_\_\_\_ AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_AT PAGE \_\_\_\_\_OF THE MAP AND PLAT RECORDS

OF GUADALUPE COUNTY, TEXAS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

is this necessary?

September 20, 202 SHEET 1 OF 1

