

MEMORANDUM

To: Seguin Planning and Zoning Commission

From: Kyle Warren, Planner

Subject: VG Seguin Storage – Final Plat

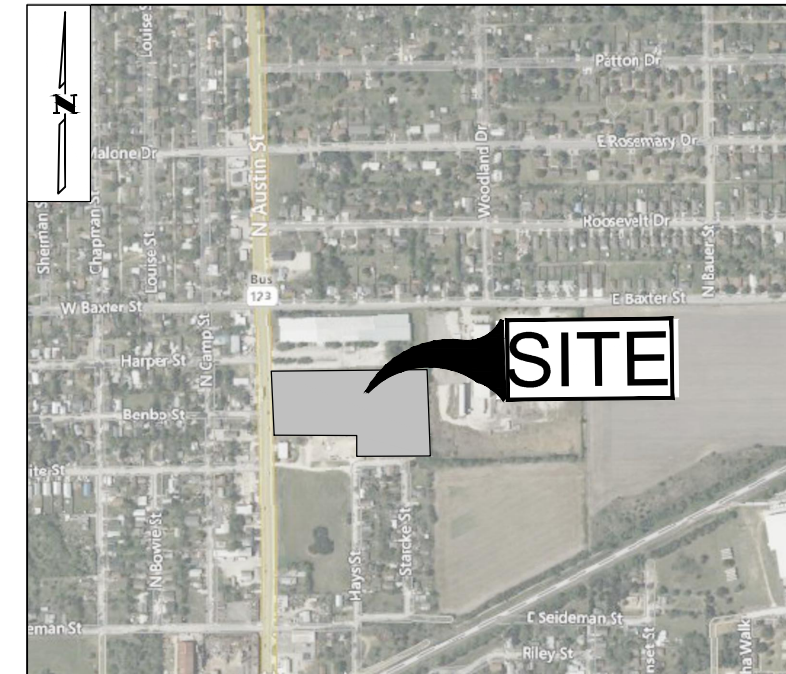
Date: November 1, 2024

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 PALMARTO RANCHO, L.L.C., BY DEED RECORDED IN VOLUME 3051, PAGE 690, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STATE OF TEXAS COUNTY OF BEXAR 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

RICHARD L. NEUBAUER III, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6897 DATE

STATE OF TEXAS COUNTY OF BEXAR BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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- 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 MONUMENTED ON THE GROUND. 3. ALL FOUND PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

update to latest Map

LEGEND

- PROPERTY BOUNDARY ADJOINER BOUNDARY CENTERLINE FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED SET 1/2" IRON ROD WITH PLASTIC GREEN CAP UP ENG & SURVEY M.P.R.G.C.T. = MAP AND PLAT RECORDS OF GUADALUPE COUNTY TEXAS O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS N.C.B. = NEW CITY BLOCK R.O.W. = RIGHT-OF-WAY 15088/2269 = VOLUME/PAGE EXISTING CONTOUR EXISTING EASEMENT

not applicable

- 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS. 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

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. 2. 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 ENCRUCH 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 DEDICATION. 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 TxDOT. 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.

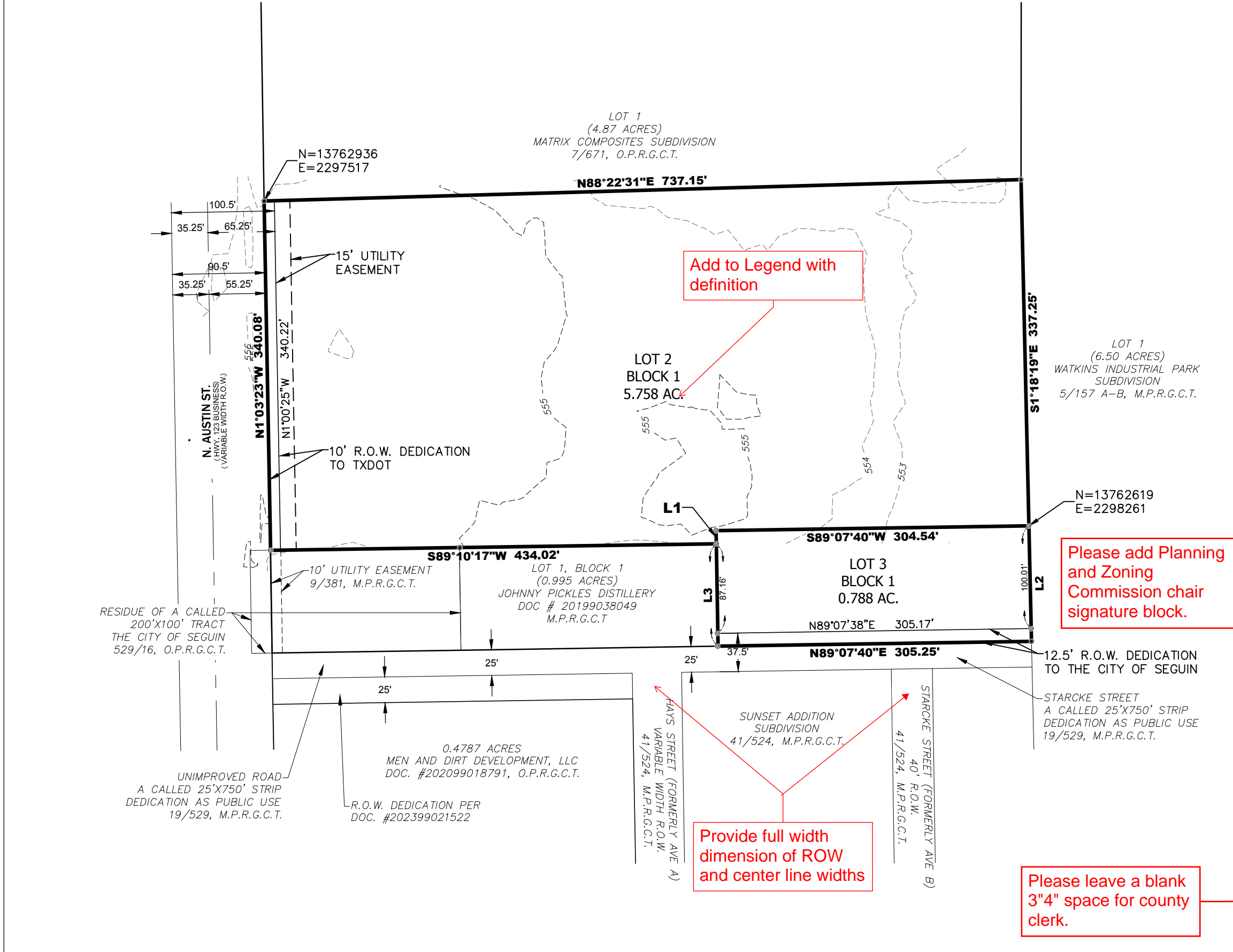
Check to be correct

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SCALE: 1"=100'

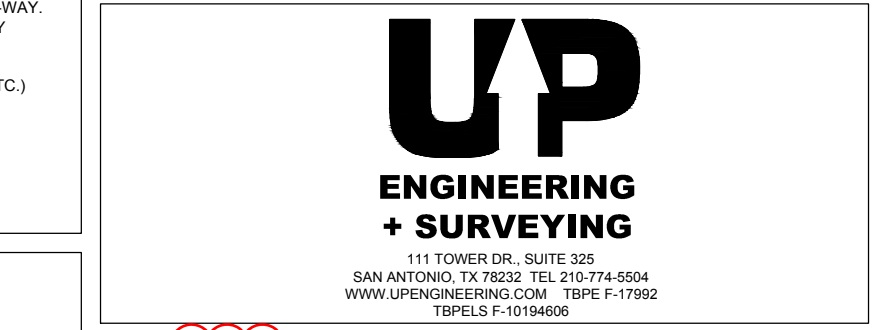


LINE TABLE with columns: LINE, BEARING, LENGTH. Rows: L1 (S00°56'32"E, 12.85'), L2 (N01°18'19"W, 112.50'), L3 (N00°56'32"W, 99.65')



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, CALLED 5.846 ACRES, CONVEYED TO VG SEGUIN STORAGE, L.L.C., 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, L.L.C. BY DEED RECORDED IN DOCUMENT NO. 202099032498, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SCALE: 1"=100'



STATE OF FLORIDA COUNTY OF DADE I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS VG SEGUIN STORAGE, L.L.C., 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 2 VG SEGUIN STORAGE, L.L.C. 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

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, L.L.C., 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/DEVELOPER - LOT 3: ACF AUSTIN CONCRETE FENCE, L.L.C. 11800 NORTH HWY 183 FLORENCE, TX 77833

STATE OF TEXAS COUNTY OF GUADALUPE BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

APPROVED AS A FINAL PLAT THIS THE DAY OF 2024, BY THE DIRECTOR OF PLANNING AND CITY ENGINEER, CITY OF SEGUIN, TEXAS. FAMELA CENTENO DATE DIRECTOR OF PLANNING MELISSA REYNOLDS, P.E., CFM, MPA DATE CITY ENGINEER

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. AT M. AND JULY 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 THE DAY OF A.D. COUNTY CLERK, GUADALUPE COUNTY, TEXAS

is this necessary?