



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Agenda Planning & Zoning Commission

Tuesday, May 13, 2025

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-280](#)

Approval of the Planning and Zoning Commission Minutes of the April 8, 2025 Regular Meeting.

Attachments: [04.08.25 PZ Meeting Mins. draft](#)

4. **Public Hearings and Action Items**

A. [SUP 04-25](#)

Public hearing and possible action on a Specific Use Permit request to allow a Battery Energy Storage Facility in an Industrial (I) zoning district for property located at the 1500 BLK of N. Guadalupe St., Property ID: 51234, (SUP 04-25).

Attachments: [SUP 04-25 Staff Report & Maps](#)

B. [ZC 13-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25)

Attachments: [ZC13-25 Staff Report and Maps](#)

C. [PV 01-25](#)

Public hearing and possible action on a request for a plat variance to the City of Seguin Unified Development Code Section 3.6.2 Dimensional and Development Standards - Residential District requirements for lot depth standards for lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 Replat.

Attachments: [PV 01-25 Staff Report and Maps](#)

5. **Presentation**

[25-302](#)

Presentation of first quarter (Jan 1st - Mar 31) Final Plat report.

Attachments: [P&Z Memo for 2025 Plat Quartely Report \(first quarter\)](#)
[Arroyo Ranch Phase V Final Plat](#)
[Waters Edge Unit 5 Final Plat](#)

6. Adjournment

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 8th day of May, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

Francis Serna
Recording Secretary

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.



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, April 8, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on April 8, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

Present: 8 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

Absent: 1 - Bobby Jones III

3. Approval of Minutes

[25-219](#)

Approval of the Planning and Zoning Commission Minutes of the March 11, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the March 11, 2025 Planning & Zoning Commission Meeting Minutes be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearings and Action Items

a. [SUP 03-25](#)

Public hearing and possible action on a Specific Use Permit request to allow an Outdoor Entertainment Venue (Large) in a Commercial (C) zoning district for the property located at 225 N. Saunders St., Property ID: 46175, (SUP 03-25).

Shelly Jackson, Assistant Director of Planning & Codes presented the staff report. She reminded the Commission that in January the Outdoor Entertainment for Large and Small Venues was added to the Land Use Matrix. She said when NB Capital purchased the property at 225 N. Saunders in early 2024 and inherited the Outdoor Festival Permit for entertainment activities that was issued to the previous owner, The Backyard but has expired.

Ms. Jackson gave a detailed overview of the property. She explained that there are 5 indoor restrooms and hand-washing stations available during operating hours. For larger events, portable restrooms and hand-washing stations will be provided by a 3rd party. The minimum number of fixtures shall meet the requirements in the International Plumbing Code (Sec 2902). A total of 12 employees will be present during operating hours and shall have security for larger events as required by police and fire. The stage and sound projection are facing east designed to project sound away from residential properties. The applicant, NB Capital ensures that an onsite sound technician will monitor the noise levels. Per Section 46.253 of the Code of Ordinance, this property will have a maximum permissible decimal level to 85 decibels during the day and 75 at night.

Ms. Jackson gave an overview of the parking layout and requirements. She explained the number of parking spaces available, the parking lot across the street and owned by NB Capital provided approximately 41 spaces. The Guadalupe County has confirmed the parking garage and tax office parking are open to the public as well as the parking lot located on Donegan St. with a total of 251 parking spaces. She further explained that the Planning Department permitted and calculated each parking space by 4 which allows for 1168 attendees.

Ms. Jackson also gave an overview of the surrounding land uses and zoning. She said that the property is in the Downtown Core Community District which supports a mix of residential and commercial uses. The Downtown Core is designated are to occupy most of the lot to encourage density, walkability, and economic revitalization.

She advised the Commission that staff has placed conditions for the Specific Use Permit to include That this permit may be revoked if there is a breach of any of the material terms herein including, but not limited to, public disturbances, failure to maintain police protection, or failure to maintain the number of available parking spaces; This permit shall apply only to this location; This permit may not be transferred to another person or entity; The maximum number of attendees will be 1168; for an event with 1168 attendees, security will be required and will only monitor inside the fenced venue; Business Hours: Mon - Fri: 3:00pm – 11:00pm; Sat - Sun: 11am – 12:00am; The City of Seguin will allow the public parking garage, County Tax Office parking lot, and the public parking lot located on Donegan Street to count toward the parking requirements. If, at any time, Guadalupe County revokes the use of the public parking garage, county tax office parking lot, and the public parking lot located on Donegan Street for these events, additional parking plans shall be submitted to ensure adequate parking per the minimums; The required off-street parking shall be calculated as one space per 4 seats (tickets) plus 1 space per employee. Illustrations/maps of the designated parking areas for spectators shall be made available and distributed through social media, websites, etc. The maps shall be made available for each event.

She stated staff received one letter in support, although did mention that sometimes the base from the music is too loud. She advised the Commission that from 2023-2024, the property has received one noise complaint. On October 27, 2024 the Police did a random reading which resulted in a 84.4 decibel level at a concert. Ms. Jackson stated that NB Capital sent an email in the morning stating that they are not requesting any change from the outdoor festival permit that was once issued.

The Commission asked if a citation was issued during the 2023-2024 time, Ms. Jackson advised that a citation was not issued. A brief discussion ensued regarding parking signs, street parking and security during the events.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the Specific Use Permit be approved with conditions recommended by staff. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

b. [ZC 05-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughn Ave., Property ID: 46260, (ZC 05-25)

Kyle Warren presented the staff report. He stated that the applicant is requesting the zoning change for a proposed parking lot expansion. The .26 acre tract is zoned Single Family Residential and is currently vacant. He stated that property is bordered by single family residential and adjacent to commercial zoning to the south where the Varsity Inn Bar is located. The property is located in the University Center of the Future Land Use Plan which states that consideration should be given to developing approaches that help foster a stronger "town and gown" relationship, where the University's character and culture integrate with Seguin's communities to form a mutual identity. He added that there are no health, safety and general welfare issues identified. Mr. Warren added that the zoning change is compatible with the Future Land Use Plan, and is compatible with the existing and permitted uses of surrounding properties. The proposed zoning follows a logical and order pattern being the property is adjacent to Commercial property and close to major thoroughfares. He stated that staff received one letter in support of the request.

The regular meeting recessed, and a public hearing was held. Arnold Ochoa, 1154 Sheffield Rd., stated that he was available to answer questions. The Commission asked about the currently parking situation and the need for additional parking. Mr. Ochoa stated that his customers currently park at nearby businesses. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Pedigo, seconded by Commissioner Schievelbein, that the Zoning Change from Single Family Residential (R-1) to Commercial (C) be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

c. [ZC 06-25](#)

Public hearing and possible action on a request for a zone change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25)

Melissa Zwicke presented the staff report. She explained that the property was rezoned to Suburban Residential in 2015 from its original zoning of Mixed Development. The property was platted in 2018 and the property meets the lot dimensions for Commercial zoning. She stated that the request is compatible with the surrounding land uses and zoning in the area. There were no health, safety, and general welfare issues identified. Ms. Zwicke added that the property is in the Local Commercial District which is intended for various neighborhood scale commercial

businesses that would support nearby residential communities.

She stated that one letter in opposition was received stating that commercial is not compatible with the area, too much traffic in the area, increase in lighting, additional impervious cover and no screening between the residential homes for privacy.

The regular meeting recessed, and a public hearing was held. Ms. Gulzar, San Antonio, TX, the applicant stated that she is proposing to build a convenient store with gas pumps to serve the surrounding community around Hwy. 123. She provided a proposed site plan to the Commission. The Commission asked if they intend to have a food establishment and if they will service trucks. Ms. Gulzar responded that they do plan to sell food and that the store will not be a truck stop.

Carlos Gutierrez, 3424 N. Austin stated that there is already too much traffic on Austin Street. He stated that the traffic backs up and they have problems with getting out of his driveway. He said there are a lot of 18 wheelers that drive Austin St. and is concerned with additional accidents. Mr. Gutierrez added that the apartment complex does have not screening and that the headlights go directly into his home and backyard. He said the fencing is not sufficient. There being no additional responses from the public the regular meeting reconvened for action.

Commissioner Silvius expressed concerns with the impacts of the homes in the area and that they have valid concerns. The Commission briefly discussed the compatibility with the Future Land Use Plan.

A motion was made by Vice Chair Davila, seconded by Commissioner Pedigo, that the zoning change from Suburban Residential to Commercial be recommended for approval. The motion carried by the following vote:

Nay 1 - Silvius

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, and Windle

d. [ZC 07-25](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25)

Melissa Zwicke presented the staff report. She gave a detailed history of the property. She stated that as of 1962, the house is a recorded Texas Historic Landmark and in 1970 the house was placed on the National Register of Historic Places. Ms. Zwicke stated in order for the applicant to use the property for a real estate office a zoning to Neighborhood Commercial is necessary. Ms. Zwicke gave an overview of the structures located on the property. She touched on the zoning and land use for the surrounding properties. She said that the request to Neighborhood Commercial is compatible with the surrounding uses and zoning. The property is located in the Downtown Core District which encourages low density residential uses and low impact commercial uses. She pointed out that properties with a Recorded Texas Historic Landmark (RTHL) designation receive some legal protection from inappropriate additions or alterations. Property owners are required to notify the Texas Historic Commission in advance of altering the exterior of the building or structure designated as an RTHL. Alterations done without approval to RTHL properties may result in the removal of the designation and marker. She stated no adverse impacts on surrounding properties or natural environment were identified. The proposed zoning allows for continued residential use, while also allowing various types of small scale, limited

impact commercial, retail, personal services and office use. Additional parking will be required if the property goes to a commercial use. Ms. Zwicke added that one letter in opposition was received stating there are already too many people in the area.

The regular meeting recessed, and a public hearing was held. Celena Ross, Real Estate Agent and applicant stated she was available to answer questions. She said the two story building in inhabitable and would need to be taken down. She gave a brief overview of the current buildings and pointed out which building would be used as a real estate office. She added that she would like to keep the Historic Designation of the property and add the historical marker. She has been in contact with the Historic Preservation Commission. Ms. Ross advised the Commission that she has served on the Main Street Advisory Board and likes to improve historic buildings. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Zoning Change from Single Family Residential to Neighborhood Commercial be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

e. [ZC 08-25](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Multi-Family Low Density (MF-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755 (ZC 08-25)

Kyle Warren presented the staff report. He reminded the Commission that the applicant came before the Commission at the February meeting with a MF-2 zoning request which was denied. He said the applicant withdrew the request prior to going to City Council and is now requesting MF-1 low density zoning for the property located at the 700 Block of Jefferson Ave. The property is adjacent to Jefferson Elementary which is zoned Public, single family zoning, and a manufactured home park across the street. He explained that multi family zoning would require additional buffering between adjacent single family zoned properties. The setback distance and location of tree buffer will be determined by the height of the proposed multi family structure. Mr. Warren added that Multi-Family 1 allows for a maximum of 6 units per acre although for this project a maximum of 15 units could potentially be built.

Mr. Warren stated that the proposed zoning is compatible with the with the surrounding land use and zoning. Multifamily developments can promote walk ability in neighborhoods near school and other local amenities. The property is in the Traditional Residential District where development should consist of low-to medium density residential homes facing local streets. Different housing types may be integrated to encourage various ownership opportunities. The increase of traffic and no sidewalks could be seen as an adverse impact on surrounding properties or the natural environment. He added that no public health, safety and welfare issues were identified.

Staff received 4 letters in opposition with concerns of increase in traffic, increase in noise, decrease in property values, a proposed plan not available, compatibility, crime, and higher volume of transient people who are not invested in the neighborhood.

The regular meeting recessed, and a public hearing was held. Mitchell James, 503 N. Austin St. stated he was available to answer questions. He said he heard the feedback from the Commission and the concerns of the residences. He added that concerns would be addressed during the Site Plan and Building Permit process. Mr.

James said that the proposed development will feel like a single family home development. He said he plans to development single family detached homes and the only way he can develop this type of home it would require the MF1 zoning. He stated he does not plan on developing multi story homes. He feels that the new quality homes will increase property values and is supportive of the FLUP. The Commission asked if they would be rentals. Mr. James stated the development is a build to rent community. The Commission and the applicant discussed the number of homes and square footage.

Susan Gerth, 767 Baker, said she has resided in her home for 44 years and has always been a quiet clean neighborhood. She expressed concerns with apartments in a residential area, noise, and safety of children with the increase of traffic. She asked the Commission to preserve the neighborhood.

Franklin Hayes, 308 S. Erkel stated he is opposed to the request. He felt that if the developers do not live near or adjacent to the apartments they will not be affected by the transient people who rent in the neighborhood. He said rental properties have brought many problems to the neighborhood. He is opposed to the request.

There being no additional responses from the public the regular meeting reconvened for action.

Commissioner Silvius said he is sensitive to the concerns of the residents and how it affects them. He added that the challenge is that they make sure the density is preserved. He said he understand that the proposed plan would not increase density as if it were a single family zoning. He added that since there is no way to increase the requirements to preserve less density he finds it supportive.

A motion was made by Commissioner Silvius, seconded by Commission Pedigo, that the zoning change from Public (P) to Multi-Family 1 (MF-1) be recommended for approval. The motion carried by the following vote:

Nay 1 - Schievelbein

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Silvius, and Windle

f. [ZC 09-25](#)

Public hearing and possible action on a request for a zone change from Duplex High Density (DP-2) to Commercial (C) for property located on W. Court St., Property ID 52986, (ZC 09-25)

Melissa Zwicke presented the staff report. She said the applicant is proposing to develop a commercial office park. She stated the property was zoned at annexation as Commercial and granted a zoning change in 2015 to Duplex High Density. The site is more than 300 feet from the nearest sewer main. The use of on-site sewage facilities in developments is prohibited within the city but may be permitted on existing lots where no main exists within 300 feet. She added that septic systems are being considered for the commercial development. This commercial development would be required to follow all applicable development standards. Such as parking, drainage, landscaping, sidewalks, and screening. All of which would be addressed during the site plan review.

Ms. Zwicke said that the property is in the Commercial Corridor and Suburban Residential District of the Future Land Use Plan (FLUP). She added that Suburban Residential does support Neighborhood Commercial if compatible in scale with

adjacent homes but does not support large scale Regional Commercial uses. Mc. Zwicke stated that health, safety, and general welfare are a concern as Commercial businesses could potentially create an increase in traffic in a residential area. Also, being near a school, this would have a negative impact on the safety and welfare of the school children, many of whom walk to and from school. She explained that Commercial zoning is appropriate in the Commercial Corridor. However, much of the property is in the Suburban Residential District of the FLUP. Suburban Residential supports Neighborhood Commercial if compatible in scale with adjacent homes but does not support large scale Regional Commercial uses. This area of W. Court St. is mainly residential in use. The property is adjacent to unincorporated county properties that are currently single family in nature, and some are being used agriculturally. The property is diagonal from A.J. Briesemeister Middle School, right outside of the school zone. The vast majority of commercially zoned and used properties are on the corner of W. Court St. and Hwy 46 S. and further down HWY 46 S. She added that a large-scale commercial business(s) would increase traffic in an area that is mostly residential in use. Also, whether it be one business or multiple, they tend to generate additional trash which could negatively affect the properties on both sides of this parcel, being that they are used agriculturally for hay production. The proposed zoning follows the zoning pattern along the front portion of the property and is partially in the Commercial Corridor of the FLUP. However, many Neighborhood Commercial and Commercial properties in the area have a residential use. A large-scale commercial business(s) could potentially create an increase in traffic in this mainly residential area. Also, being near a school would have a negative impact on the safety and welfare of the school children.

She told the Commission that one letter of opposition was received indicating they do not want a parking lot adjacent to their property and one letter in support was received indicating they would rather have a development with less traffic and quiet.

The regular meeting recessed, and a public hearing was held.

James Ingalls, Ink Civil gave a brief overview of the development.

Diana Ball, 1713 Westview, asked about the extension of the road.

Yvonne DeLaRosa, spoke on behalf of 1717 & 1734 Westview stating they are opposed to the zoning change due to the close vicinity to the school and all the residents on Westview. She said the proposed zoning change is not good for the neighborhood. She pointed out that they she has been in the neighborhood since 1979. They do not want the trash and other issues that come with a commercial development adjacent to the properties. She asked the Commission to consider the what is being proposed adjacent to a neighborhood and across from a school.

Craig Gabriel, 1726 Westview said his property abutts the proposed development. He said when it rains, there are issues with flooding on the property and drains to the property line. He felt that the proposed development should two egress and ingress to the property. He reiterated the others speakers concerning traffic, trash, noise, children safety and septic use for the property. He stated he is not in support of the request.

Paul Kalkwarf, 1714 Westview stated his property is on the side of the proposed detention pond. He expressed concerns with draining and flooding of the property. There being no additional responses from the public the regular meeting reconvened for action.

The Commission briefly discussed compatibility, flooding and the number of possible parking spaces.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the zoning change from Duplex High Density 2 to Commercial be recommended for denial. The motion carried by the following vote:

Nay 3 - Hernandez, Pedigo, and Windle

Aye 5 - Vice Chair Davila, Chairperson Felty, Rizo, Schievelbein, and Silvius

g. [ZC 10-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 1022 Tabernacle St., Property ID: 38451, (ZC 10-25).

Armando Guerrero presented the staff report. He said the property has contained its original zoning since the adoption of zoning in 1989. The existing residential structure was construction in 1968. He explained that due to the site being vacant and abandoned for a continuous period of more than six month, the site has lost its non-conforming status and must be brought into compliance. Being in compliance will require a zoning change or an approved Specific Use Permit. He continued to say that the proposed use of single family residential would be compatible with the surrounding land use and zoning along Tabernacle St. He added that hte property is located in the Traditional Residential District and single family home use is an appropriate use within the District. He stated that one letter in support was received by staff.

The regular meeting recessed, and a public hearing was held. Ron Barden of New Braunfels stated he purchased the house to remodel and either sell or rent. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Rizo, that this Action Item be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

h. [ZC 11-25](#)

Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25)

Armando Guerrero, Planning Manager presented the staff report. He explained that the requested 19.9 acres sits on vacant farmland and contains frontage along State Hwy 123 and Timmermann Rd., and that the requested Commercial (C) zoning would span the entire 1773 feet of frontage along State Hwy 123, and contain 358 feet of frontage along Timmermann Rd. He added that any proposed commercial use or development at the location, are required to adhere to all development standards found in Chapter 5 of the City's Unified Development Code (UDC).

Mr. Guerrero provided the surrounding zoning and land use within the area and pointed out the existing pattern of commercial zoning along the frontage of State Hwy 123. He

informed the Commission of a similar zoning change for a property to the north of this location, and pointed out the property's location within the Commercial Corridor of the city's Future Land Use Plan.

Mr. Guerrero added that the access points for the tract and that TxDOT would be the approving body for any proposed access off of State Hwy 123. The city would review and approve any proposed access from Timmerman Rd.

He stated that 3 letters of opposition were received, stating concerns over traffic, safety, compatibility, amenities, water availability, and increase in student population for Navarro. He added that a phone call from NISD was received inquiring more information about the request.

The regular meeting recessed, and a public hearing was held. James Ingalls, Ink Civil gave a brief overview of the site. There being no additional responses from the public the regular meeting reconvened for action.

The Commission briefly discussed concerns with the tax revenue with the Commercial zoned properties. The Commission also inquired about the water source for the development.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Windle, that the zoning change from Single Family Residential 2 (R-2) to Commercial (C) be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

i. [ZC 12-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID: 52343, (ZC 12-25).

Armando Guerrero, Planning Manager presented the staff report. He explained that the requested 9.9 acres is vacant farmland and contains 382' of lot frontage along long Timmermann Rd. and contains a depth of 1132'. A zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) will be required for any proposed multi-family development. All development standards found in Chapter 5 of the City's UDC are required to be followed.

Mr. Guerrero gave an overview of the surrounding zoning and stated that the request is compatible with the surrounding land uses and zoning in the area. He advised the Commission that the property to the north went through a similar zoning change in August of 2023 for a proposed commercial/multi-family/subdivision development. He gave an overview of the approved zoning change in 2023. He said the property is located within the Commercial Corridor and Suburban Residential districts of the City's Future Land Use Plan. Multi-family use is acceptable in the Commercial Corridor district if near intersections of two arterial or higher classification, streets, schools, or major employers, or if focused on walkability to nearby commercial amenities.

He stated that State Hwy 123 is classified as a Major Arterial and Timmermann Rd. contains a right-of-way width of a typical residential street. Commercial zoning can be seen along the frontage of State Hwy 123 that has not yet been developed. The

proposed master trail route that is planned along this portion of State Hwy 123 will be constructed when the commercial development occurs. The trail route will increase walkability within this area and to the new Navarro high school that is currently under construction across State Hwy 123, which can serve as a major employer for this area. He added that the site property can be accessed from both Timmermann Rd and N State Highway 123. Any proposed cross access points from adjacent tracts will required review and approval from the city and to be dedicated during the platting process.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Windle, seconded by Vice Chair Davila, that the zoning change from Single Family Residential 2 (R-2) to Multi Family High Density 3 (MF-3) be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

5. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:42 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary



PLANNING & CODES

SUP 04-25
1500 Blk of N. Guadalupe St.
Specific Use Permit

Applicant:

Grun Energy, LLC
400 N Loop 1604 E Suite 250
San Antonio, TX 78232

Property Owner(s):

5 MDH Investments, LLC
3102 Ivory Creek
San Antonio, TX 78258-1604

Property Address/Location:

1500 Blk of N. Guadalupe St.

Legal Description:

CT FIELDSCAPES AKA ABS: 6
SUR: H BRANCH 1.87 AC.
Property: 51234

Lot Size/Project Area:

1.87 acres.

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed
Published

Comments Received:

None to date

Staff Review:

Melissa Zwicke
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Site Plan

REQUEST: A Specific Use Permit for a proposed Utility Facility (Battery Energy Storage Facility (BESS)) to be located along the 1500 Blk of N. Guadalupe St., in an Industrial zoned district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	I	Vacant lot
N of Property	I	Storage Equipment
S of Property	P	Railroad/Church
E of Property	LI	Vacant lot
W of Property	I	Storage Equipment

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a battery energy storage system (BESS), which is defined as a Utility Facility. The facility will occupy less than an acre along the 1500 Blk of N. Guadalupe St. Staff finds that the location of the proposed facility meets the criteria required for the approval of Specific Use Permit as set out in the UDC Chapter 2, Section 2.5.1. with associated conditions mentioned below.

Planning Department Recommendation:

	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

CONDITIONS FOR FINAL PROJECT APPROVAL:

The applicant has submitted their request to move toward the overall completion of a proposed Utility Facility. To better ensure the overall compatibility and limiting the impacts to the surrounding properties and neighborhoods, staff is recommending the subsequent conditions be followed:

- Staff recommend an opaque fencing be placed along the first 150 feet of the northern property line, as well as the eastern and southern property lines, so to screen the BESS from the residential use and adjacent right of ways.
- All driveways and parking surfaces must be paved with concrete or asphalt.
- Project accounts for drainage requirements while maintaining the proposed site layout as presented as part of this SUP
- As landscaping is a requirement for screening and buffering, an irrigation system shall be required.

SITE DESCRIPTION:

The proposed utility facility will occupy approximately 0.46 acres of the 1.87-acre tract. The tract is lot one of CT Fieldscapes Subdivision, platted in 2020. The site is currently vacant. The applicant is proposing a battery energy storage system (BESS). A BESS is a type of energy storage power station that uses a group of batteries for storage. The energy is released when consumers need the power most. BESS may be installed near other power stations.

CODE REQUIREMENTS:

According to Section 3.4.3 Land Use Matrix of the Seguin Unified Development Code, Utility Facility requires an approved Specific Use Permit in either Ag-Ranch, Commercial, Public, Light Industrial, and Industrial.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

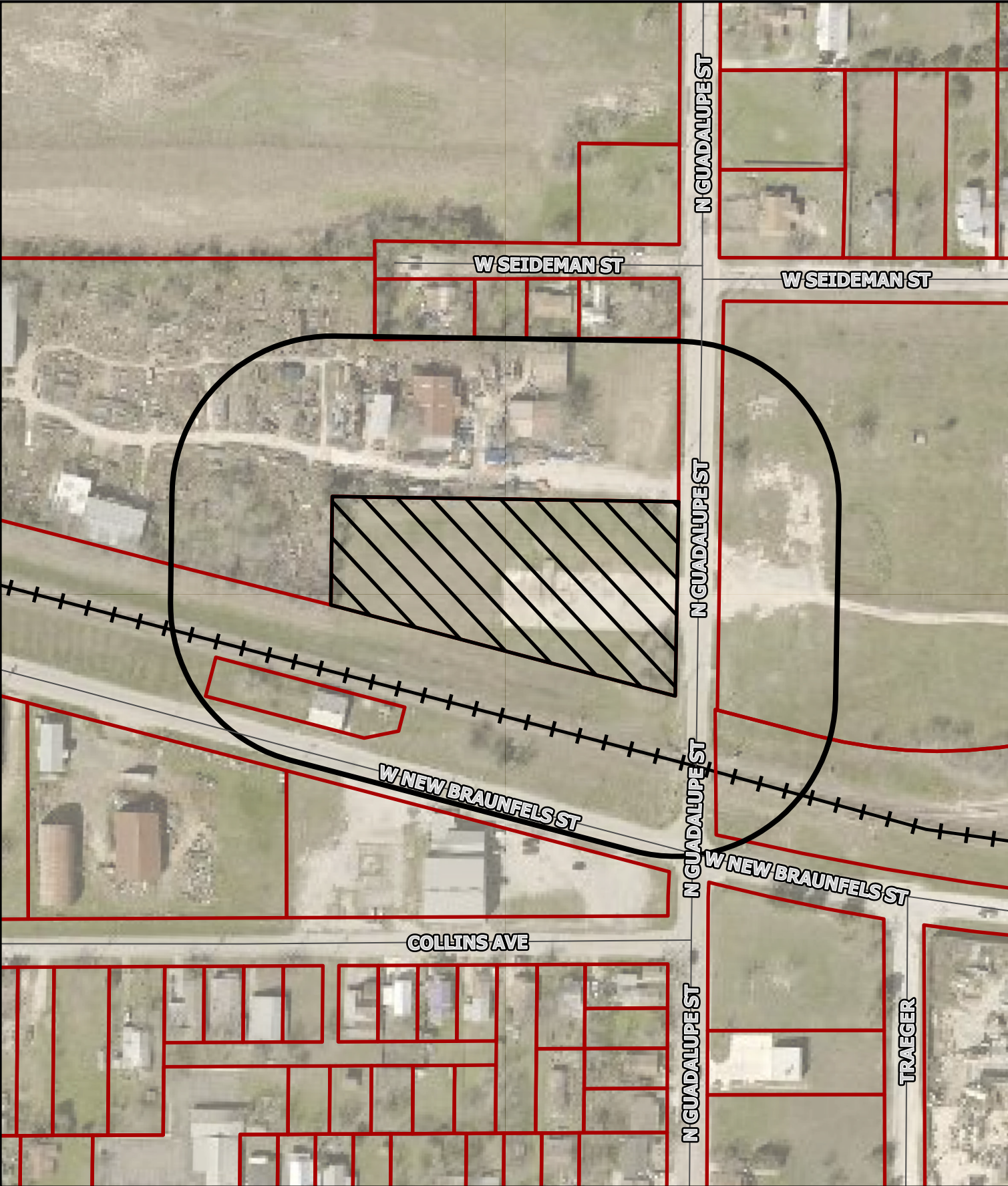
There are two similar uses in the area; The LCRA substation is located across Fleming Dr. and the other property is located along the 1500 Blk of Fleming Dr. The immediate area is mixed use. There are industrial and light industrial uses North and South of the property, as well as neighborhood commercial and single family residential. Consideration should be given to the residential properties, with additional screening and buffering requirements.

COMPREHENSIVE PLAN:

The property is in the Traditional Residential classification of the future land use plan. Traditional Residential is not supportive of Regional Commercial, Light Industrial, or Heavy Industrial Uses. The existing zone is not compatible with the future land use plan. However, this property and others in the direct vicinity have been zoned Industrial and Light Industrial since their initial zoning.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site has access to N. Guadalupe St. This is a city right-of-way, and any access will need permitting through the city.



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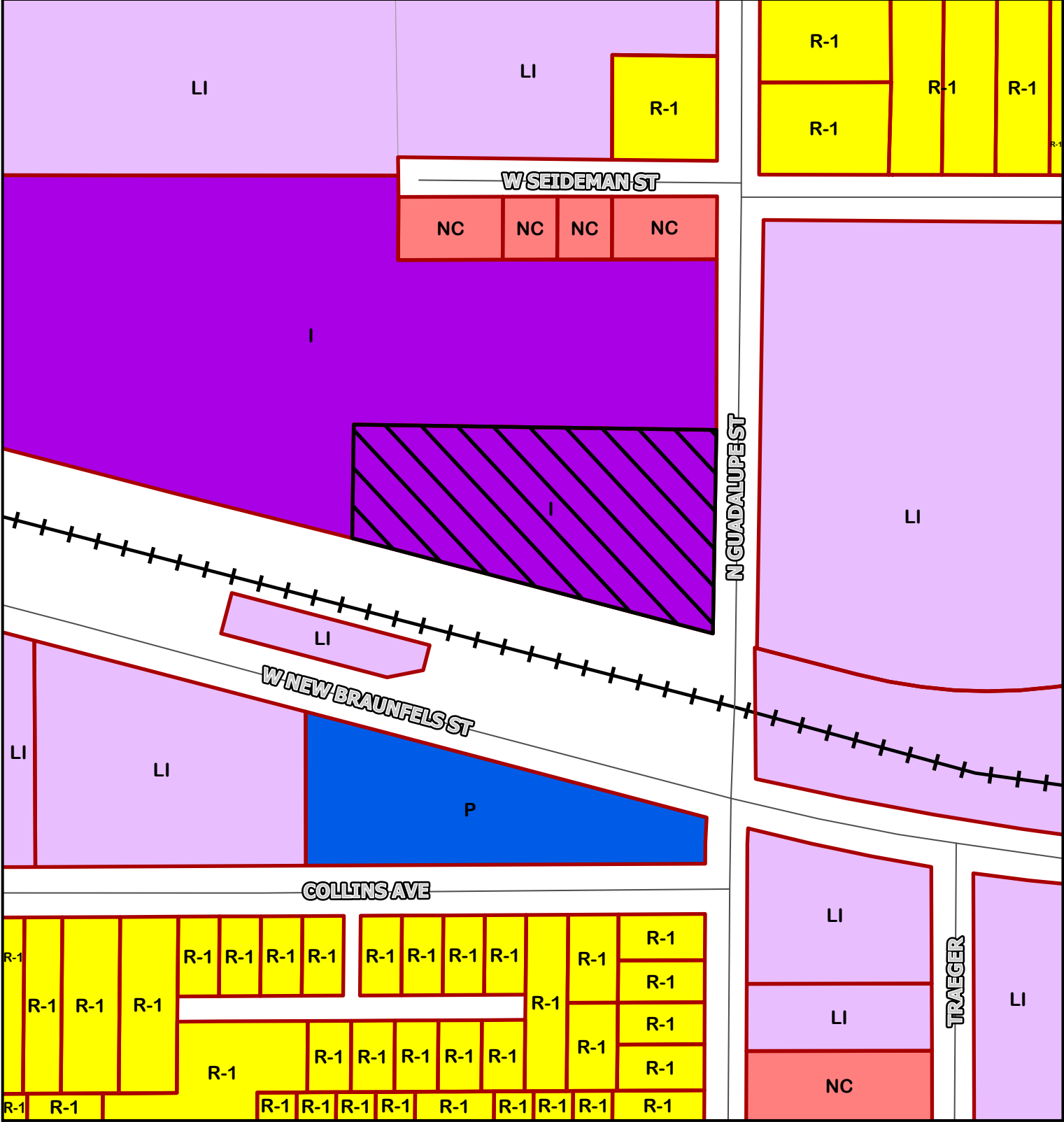
Site Location
200' Buffer
Parcel

1 inch = 160 feet

Printed: 4/22/2025

ZONING MAP

SUP 04-25 1500 Blk of N. Guadalupe St. (PID 51234)



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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 | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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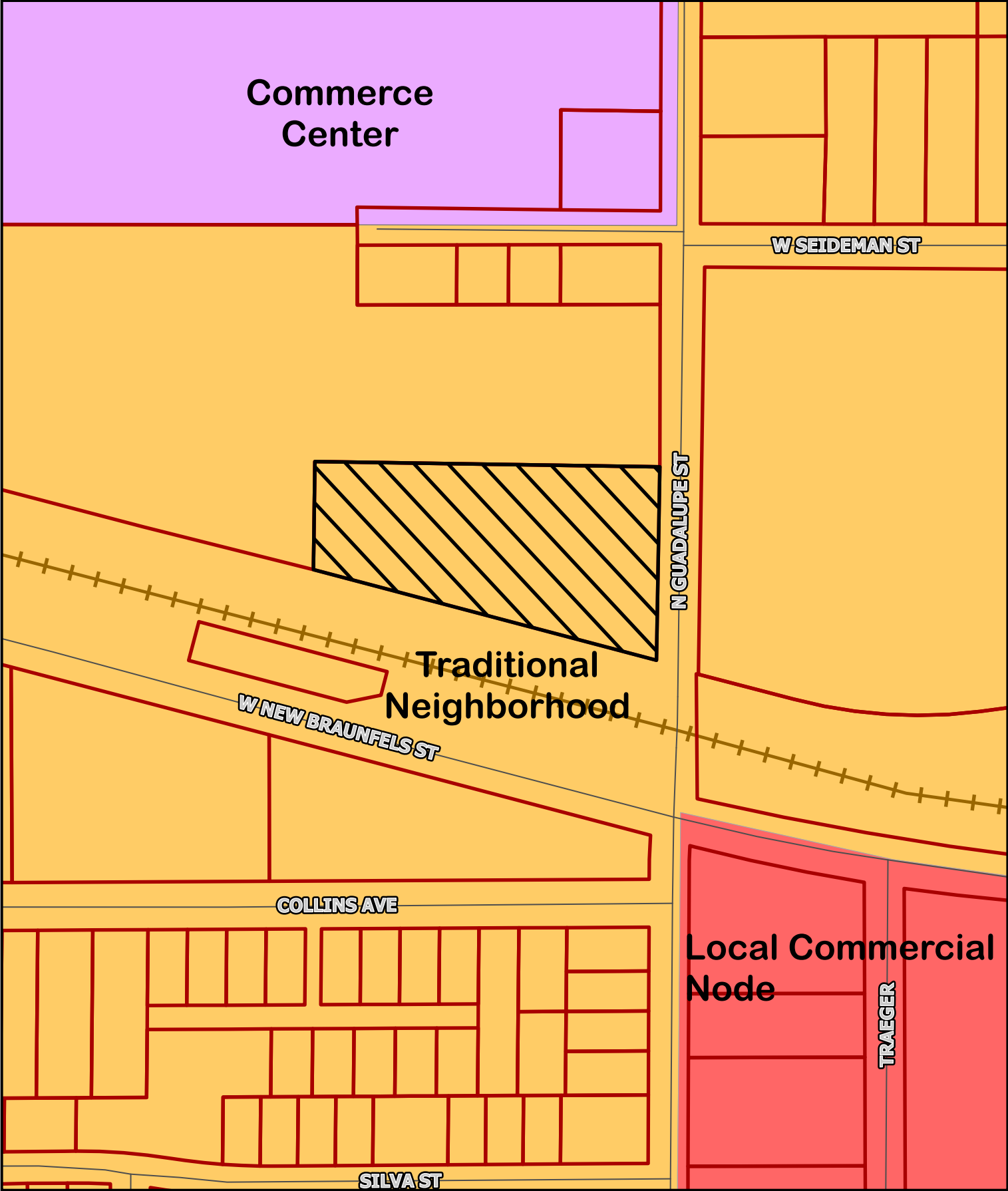
Site Location



Parcel

1 inch = 160 feet

Printed: 4/22/2025



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Site Location



Parcel

1 inch = 160 feet

Printed: 4/22/2025



PLANNING & CODES

ZC 13-25 Staff Report 822 N. Austin St Zoning Change C to R-1

Applicant:

Peter Blum
822 N Austin Street
Seguin, TX 78155

Property Owner:

Peter Blum and Diana Esteves
822 N Austin Street
Seguin, TX 78155

Property Address/Location:

822 N Austin Street
Seguin, TX 78155

Legal Description:

LOT: 23 & 27 N 12' OF E 30
OF; E 30' OF 28 BLK: 249
ADDN: FARM .59 AC
Property ID: 22758

Lot Size/Project Area:

Approx. 0.053 acres out of a
.59 acre tract

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: May 1, 2025
Newspaper: April 23, 2025

Comments Received:

None at time of publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Residential Dwelling
N of Property	R-1	Residential Dwelling
S of Property	R-1	Residential Dwelling
E of Property	R-1	Residential Dwelling
W of Property	C	Travel agency

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 822 N. Austin St. The site is currently zoned Commercial (C) and Single-Family Residential (R-1) and contains a single-family home. The applicant is seeking to rezone the property for the purpose of unifying the lot as one zoning type so accessory structures to Single family homes can legally be permitted there.

Consistency with the future land use plan – Single family homes are supported in the Downtown Core FLUP if consistent in scale and form with other downtown tracts.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be residential. This lot contains an existing residential home, and existing residential use can be seen along N. Austin Street and W. Humphries Street.

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

Proposed zoning follows a logical and orderly pattern – Yes, residential zoning allows for continued residential use, while unifying the lot in a singular zoning type.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property at the corner of W. Humphries and N. Austin Streets has contained its original zoning designation since the adoption of zoning in 1989. The lot it is located on however is mostly residentially zoned with 100' feet of frontage on N Austin Street and 258 feet of depth. Only .05 acres out of the .59 acres of the property is zoned commercial. This site has been a single-family home in use since Seguin's adoption of zoning.

CODE REQUIREMENTS:

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the property to be zoned R-1 Single-Family Residential if an accessory structure is to be built at the location.

A zoning change request to Single-Family Residential (R-1) would allow residential use by right and would bring the site into conformance for any proposed accessory structure of the existing home.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is bordered by Commercial (C) zoning and use to the west and Single-Family Residential (R-1) zoning and use to the north, east, and south. N. Austin Street has eight other residential lots, adjacent to or near the property in question.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

The property is located within the Downtown Core district of the City's FLUP. Residential developments within The Downtown Core should be consistent in scale with other downtown tracts. The Downtown Core includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally.

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

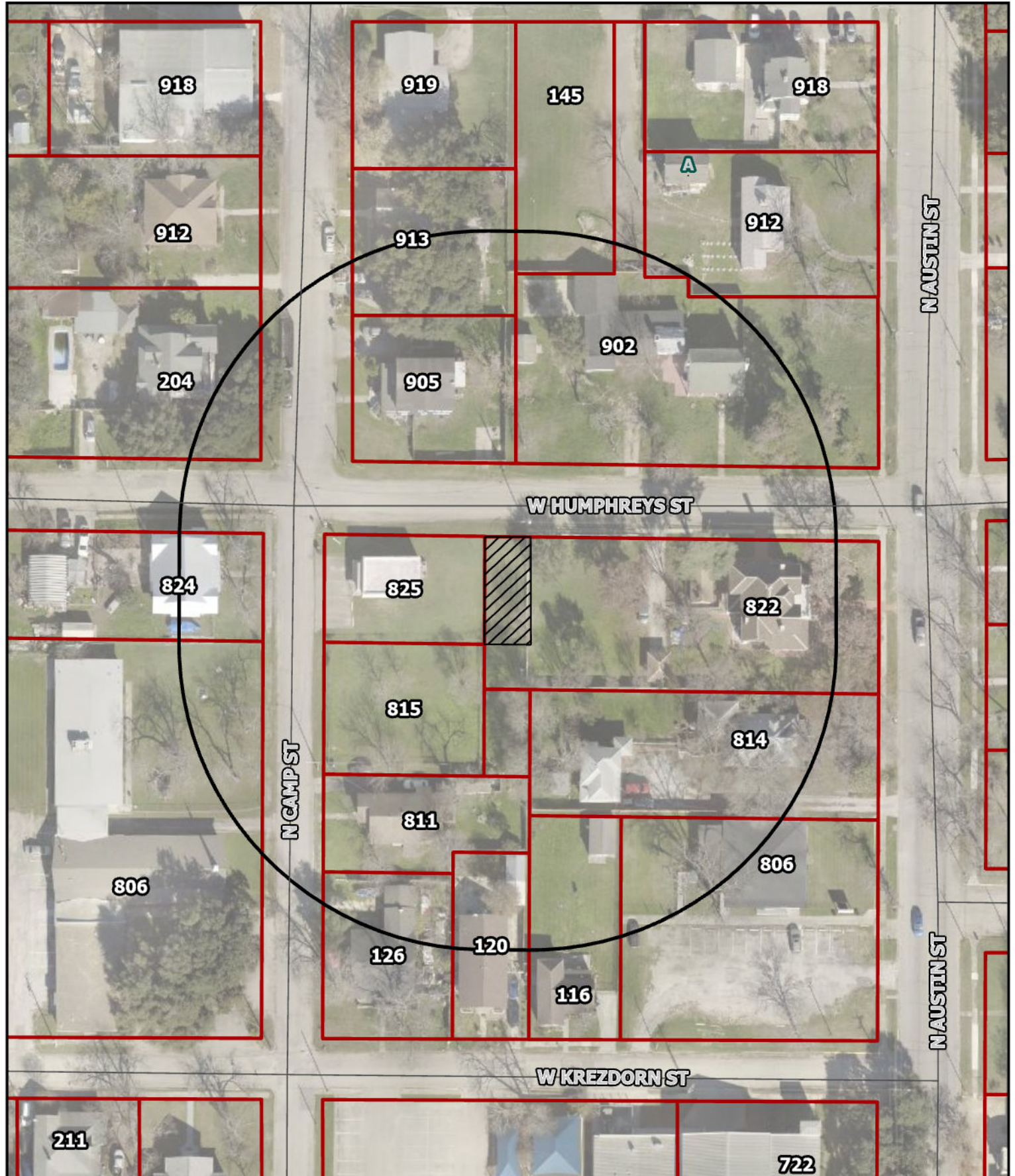
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has an existing frontage on both N. Austin Street and W. Humphreys Street.

LOCATION MAP

ZC 13-25 822 N AUSTIN ST.



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 Site Location

1 inch = 83 feet

Printed: 4/10/2025

ZONING MAP

ZC 13-25 822 N AUSTIN ST.



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	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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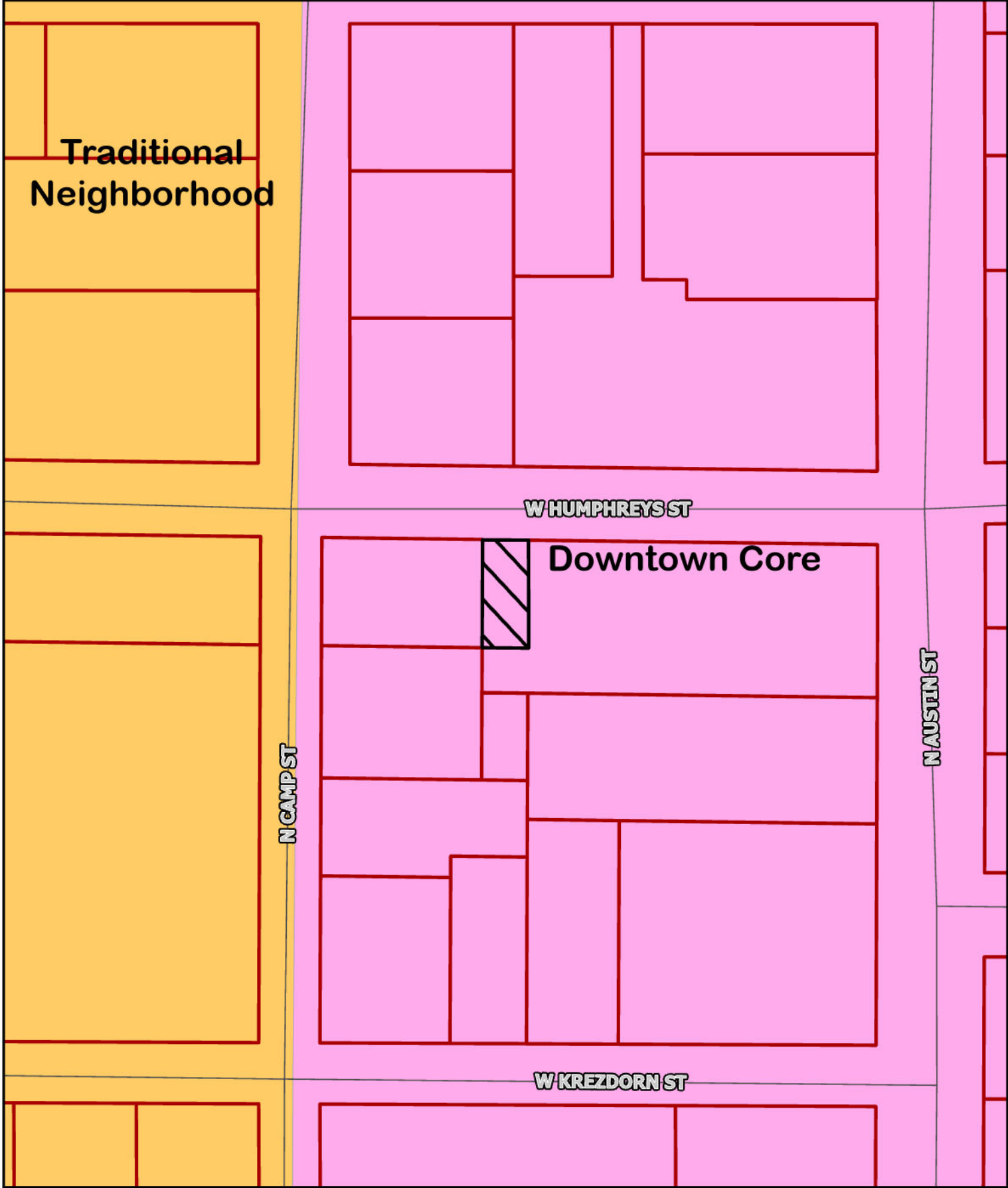
Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025



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Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025



**PLANNING &
CODES**

**Lot Depth Requirements
330 Adams St.
PV 01-25 Staff Report**

Applicant:

Dustin Jones
786 Gin Spur Rd
Seguin, TX 78155

Property Owner(s):

Double J Property
Ventures, LLC
786 Gin Spur Rd
Seguin, TX 78155

Property

Address/Location:

330 Adams St.

Legal Description:

LOT: A W 180 X 215 OF
BLK: 50 ADDN: RIVER
0.8880 AC.
Property ID: 38268

Lot Size/Project Area:

.888 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Newspaper:
Mailed:

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Replat

REQUEST:

The applicant is requesting a plat variance for the lot depth requirements for a residential lot.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single-Family Residential
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 & RECOMMENDATION:

The applicant is requesting a plat variance for the lot depth requirements for three (3) lots (Lots 2, 3, and 4) of the J.H Flores Subdivision, Block 50 replat. The platting of this property triggered the requirement for 5' of right-of-way dedication along W. Shelby Street and Adams Street. The required ROW dedication resulted in three out of four proposed lots falling below the one-hundred-foot minimum lot depth requirement for a typical R-1 residential lot. Each of the four lots meets the requirement for lot frontage and lot area for an R-1 residential zoning. Approval of this variance for these lots will not impact any of the required development standards seen in Chapters 3 and 5 of the Unified Development Code (front, side, rear setbacks, off-street parking, etc.)

CRITERIA	MEETS
Variance requested arises from such conditions which are unique to the property in question, and which is not ordinarily shared by others in the same neighborhood or zoning district	X
There are particular physical surroundings, shape or topographical condition of the property involved which would result in a practical difficulty or unnecessary hardship or inequity upon or for the owner	
The request for the variance is not based exclusively on financial gain or the reduction of an existing financial hardship	X
The granting of the variance will not be materially detrimental or injurious to, or adversely affect the rights of, owners or residents of the surrounding property	X
The proposed variance will not impair an adequate supply of light or air to adjacent property, increase congestion on public streets, increase the fire danger, endanger public safety, diminish or impair property values within the neighborhood or be opposed to the general spirit of intent of the ordinance	X

PLANNING DEPARTMENT ANALYSIS

BACKGROUND:

The applicant is seeking approval of a plat variance to the lot depth requirements for three lots (Lot 2,3, and 4) of the J.H Flores Subdivision, Block 50 replat. The platting of this property triggered a dedication of right-of-way along Shelby and Adams Streets which have an existing right-of-way width of twenty (20) and forty (40) feet, respectively. A typical residential street is fifty (50) feet. The combined twenty (20) foot dedication resulted in three of the proposed lots falling below the minimum lot depth requirements. Depth deficiencies range from .47" to 1' 2" for three of the four lots.

CODE REQUIREMENTS:

Section 3.6 Lot dimensional and development standards of the Unified Development Code call for a minimum lot depth of one hundred (100) feet for a residential lot in an R-1 zoning district.

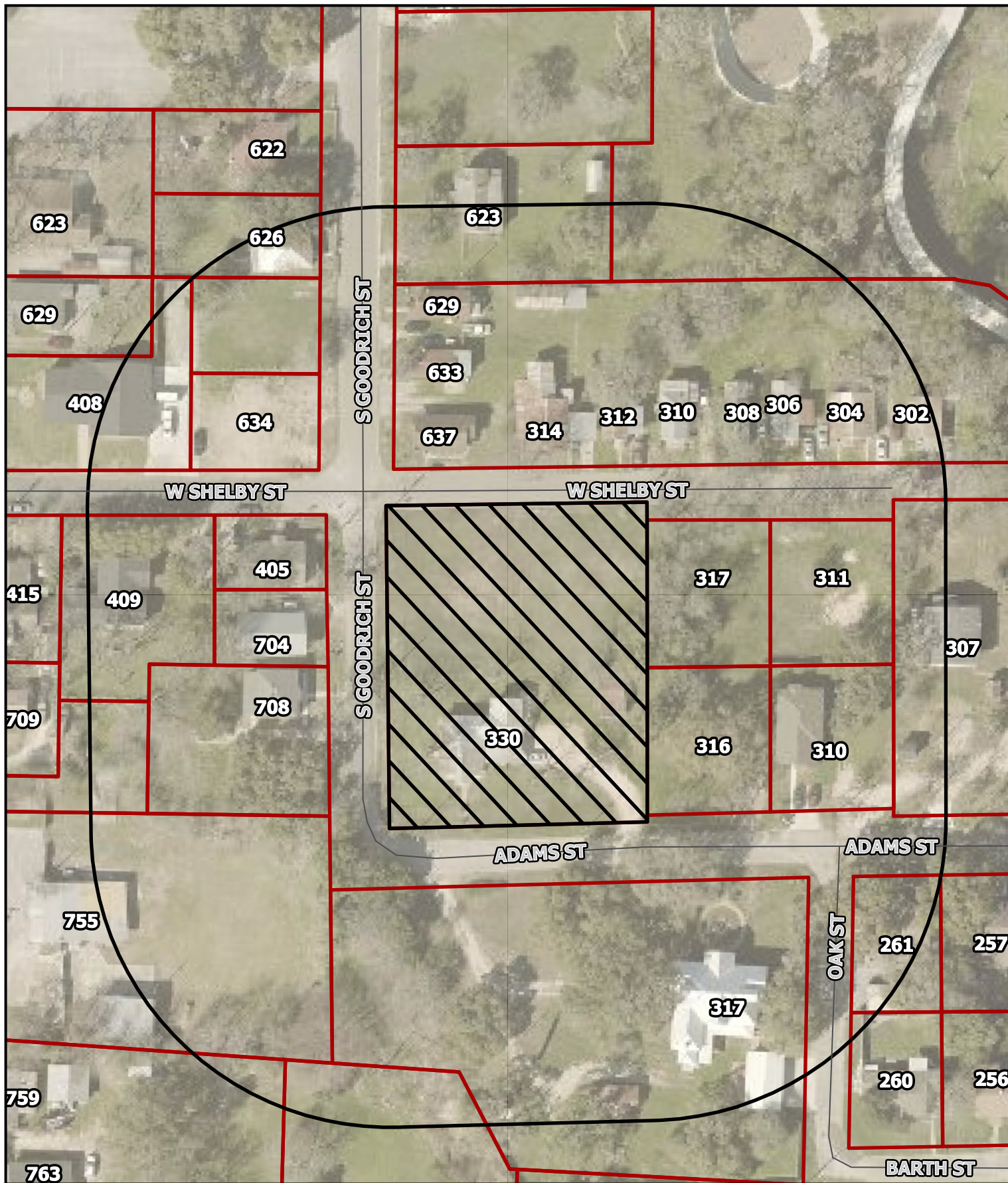
COMPREHENSIVE PLAN:

The property is located within the Traditional Residential classification of the Future land Use Plan. The intent of this district is to establish a walkable neighborhood with a mix of housing types and neighborhood-scaled commercial services.

OTHER CONSIDERATIONS: Precedence has already been set with the approval of similar plat variances requests for lot depth. Since 2022, lot depth variances have been granted for Pine St Commons plat, Nuquantum Holdings plat and Timber plat, due to dedication of right-of-way.

STAFF RECOMMENDATION:

Staff are recommending approval of the variance request, to the lot depth requirements, for Lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 replat. The amount is minimal, and the existing lot had sufficient depth prior to the requirement of the right-of-way dedication. In granting this variance the new lot orientation will also remove the double frontage lot that currently exists. The deviation from the lot minimum requirements for lot length for R-1 zoning shown in the UDC for these lots will not impact any future proposed structures from meeting development requirements found in Chapters 3 and 5 of the UDC.



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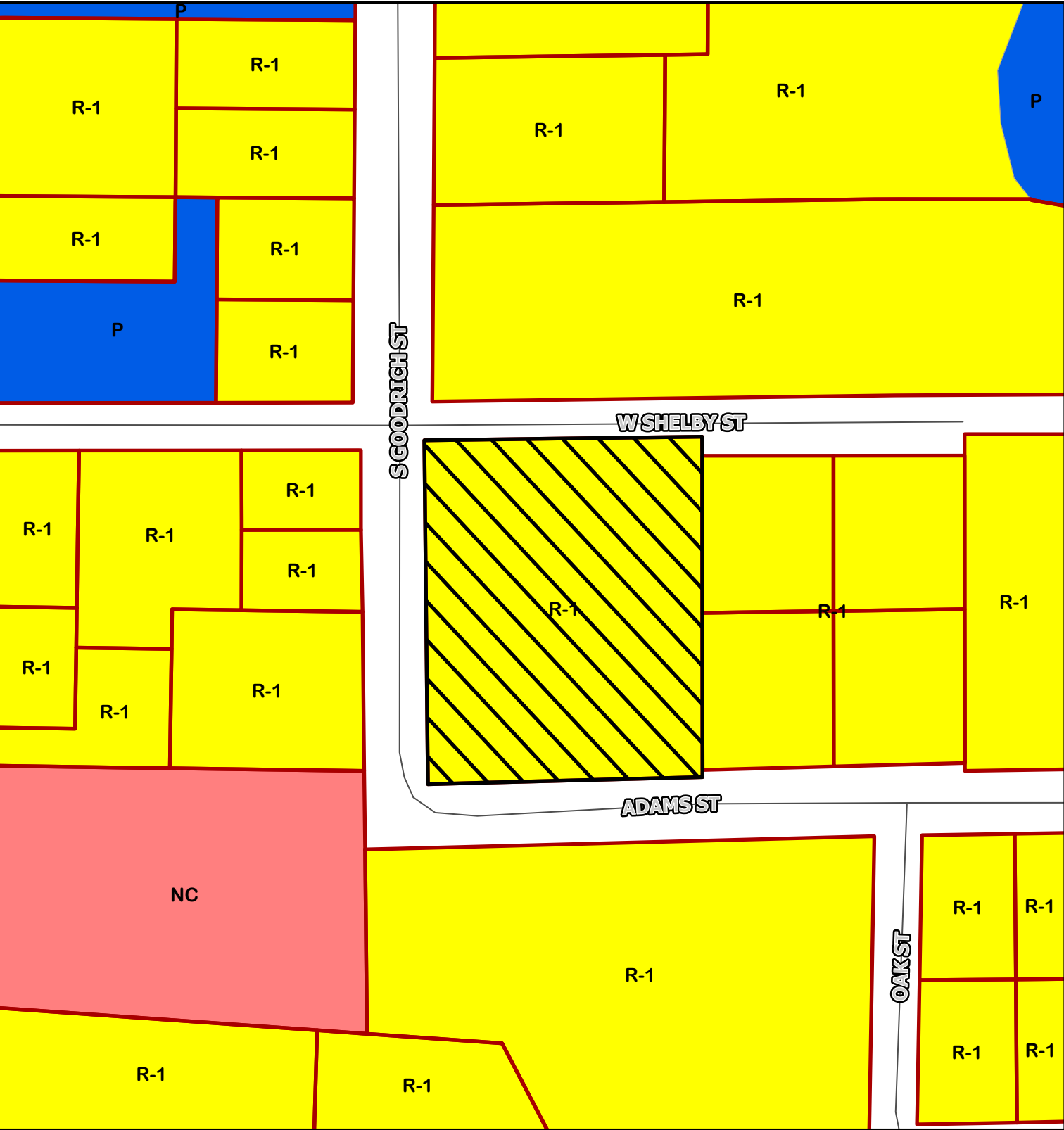


1 inch = 85 feet

Printed: 4/22/2025

ZONING MAP

PV 01-25 330 ADAMS ST.



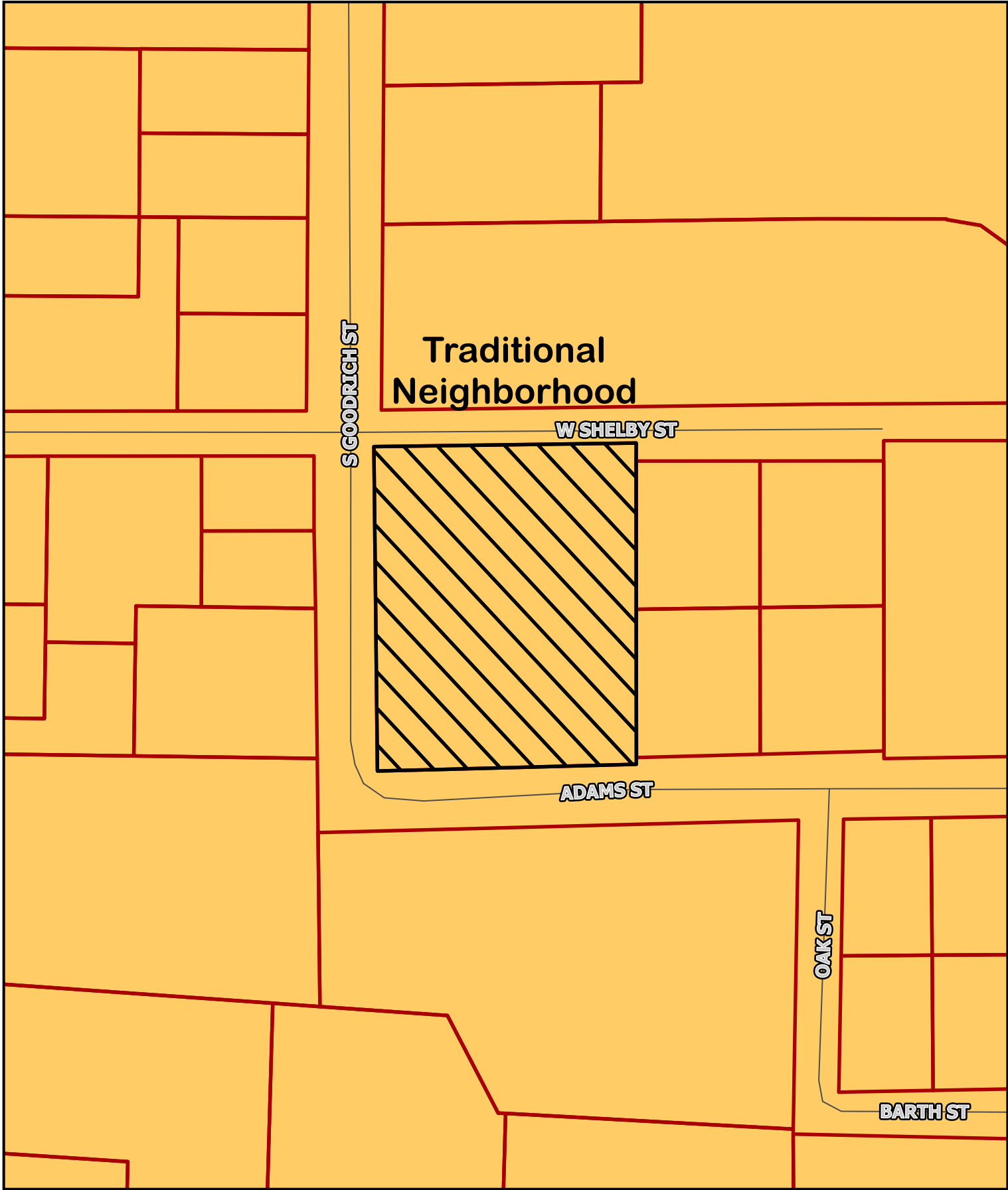
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
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Industrial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

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Site Location

Parcel

1 inch = 85 feet
Printed: 4/8/2025



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Site Location



Parcel

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Printed: 4/8/2025

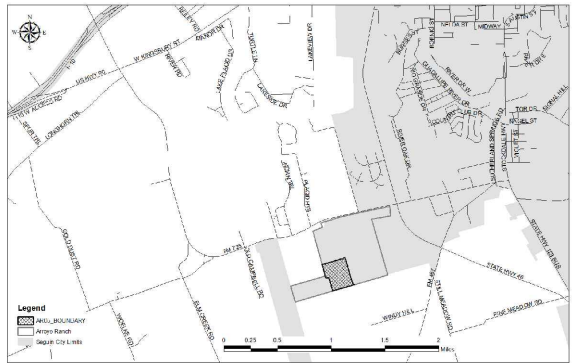
MEMORANDUM

To: Seguin Planning and Zoning Commission
From: Armando Guerrero, Planning Manager
Subject: 2025 First Quarter (January-March) Final Plat Submittals
Date: May 13, 2025

The Planning Department received two (2) Final Plat submittals from January 1st through March 31st. The two (2) Final Plats received are residential subdivision plats for Arroyo Ranch Phase V, and Waters Edge Unit 5 developments

Arroyo Ranch Phase V (Final Plat submitted on: submitted 02/20/2025)
Size of area: 35.54 acres
Zoning: Single-Family Residential (R-2)
Proposed residential lots: 186
Status: In review (approved with conditions)

Waters Edge Unit 5 (Final Plat submitted on: 03/31/2025)
Size of area: 8.87 acres
Zoning: Single-Family Residential (R-1)
Proposed residential lots: 47
Status: In review (approved with conditions)



VICINITY MAP
NTS

STATE OF TEXAS
COUNTY OF WILLIAMSON

I (We) the undersigned owner(s) of the land shown on the plat, and designated herein as ARROYO RANCH PHASE V, being 35.54 ACRES of land out of the Anastacio Mansolo League, and being all of a called 35.54 acre tract of land conveyed by Warranty Deed to WBW Single Development Group, LLC - Series 131 recorded in Document No. _____ of the Official Public Records of Guadalupe County, and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate to the public all street, alleys, and easements for the purposes shown hereon.

WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131,

By: _____
Bruce Whitis, President & Sole Manager

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on _____, by Bruce Whitis, in his capacity as President of WBW Single Development Group, LLC - Series 131, a separate series of WBW Single Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

STATE OF TEXAS:
COUNTY OF GUADALUPE:
CITY OF SEGUIN:

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, 2025. THIS PLAT IS HEREBY APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF SEGUIN TEXAS, OR ITS AGENT IN TESTIMONY WHERE OF WITNESS OF THE OFFICAL SIGNATURE.

MELISSA REYNOLDS, P.E., CFM, MPA
CITY ENGINEER

PAMELA CENTENO
DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, BRETT A. BUTTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.

BRETT A. BUTTS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6254

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. THIS DOCUMENT IS PROVIDED FOR REVIEW PURPOSES, AND THE SIGNED AND SEALED DOCUMENTS RELATING TO THIS PROJECT SHALL PREVAIL IN THE EVENT OF ANY DIFFERENCES.
RELEASE DATE: FEBRUARY 5, 2025

STATE OF TEXAS
COUNTY OF WILLIAMSON:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF SEGUIN.

KEITH A. CALDWELL
REGISTERED PROFESSIONAL
ENGINEER NO. 101956

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF KEITH CALDWELL ON 02/05/2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
COUNTY OF GUADALUPE

GVEC NOTES:

UNDERGROUND SUBDIVISION PLAT NOTES

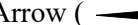
- Typical for meter locations.
- Where underground services are utilized GVEC will possess a 5-foot-wide easement to the service meter location. Easement to follow service line and will vary depending on location of building or structure.
- GVEC shall have access to meter locations from the front yard with the location not being within a fenced area.
- Any easement designated as a GVEC 20' x 20' utility easement shall remain open for access at all times and shall not be within a fenced area.
- All utility easements are for the construction, maintenance (including but not limited to removal of trees and other obstructions), reading of meters, and repair of all overhead and underground utilities.
- All electric easements, for both primary and secondary electric service, include rights of ingress and egress across the subdivision for the purpose of installing, servicing, and maintaining the electrical facilities.
- Any request to subsequently relocate any portion of the electric facilities installed shall be subject to the cooperative's reasonable discretion and the requesting party shall bear all costs associated with such relocation.
- The cooperative shall only be required to fill, grade, and restore ground cover back to original grade as a result of any excavation by or on behalf of the cooperative.
- This subdivision plat of ARROYO RANCH PHASE V has been submitted to and approved by Guadalupe Valley Electric Cooperative, Inc. for easements.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

FINAL PLAT FOR
ARROYO RANCH PHASE V
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
BEING 35.54 ACRES OUT OF THE MANSOLO A. SURVEY,
ABSTRACT NO. A-29, CITY OF SEGUIN, GUADALUPE
COUNTY, TEXAS.

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Guadalupe County, Texas Dated March 27, 2024, panel number 48187C0290G. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.

GENERAL NOTES:

- Water shall be supplied by Springs Hill Special Utility District.
- Sanitary sewer shall be supplied by the City of Seguin.
- Electricity shall be supplied by GVEC.
- All utility and drainage easements are for the 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 utilities.
- Developer: WBW SINGLE DEVELOPMENT GROUP, LLC - SERIES 131
Address: 109 W 2nd Street, Ste. 201
Georgetown, Texas 78626
- Storm water management and runoff is the responsibility of the property owner(s) including, but not limited to: construction, maintenance and operation of all onsite facilities whether temporary (erosion/sedimentation control) or permanent including conveyance, storage, detention, discharge and regulatory compliance with applicable City Codes, Ordinances, State and Federal law.
- 4' Sidewalks are required along all streets with a 50 ft. ROW and 5' sidewalks are required along all streets with a 60 ft. ROW. Sidewalks adjacent to residential lots shall be constructed by the homebuilder at the time of house construction. Sidewalks adjacent to non-residential lots and all ramps shall be constructed by the developer.
- Development is subject to requirements of the City of Seguin Parkland Dedication Ordinance. Any land dedicated as park land or facilities constructed on said land shall count as credit towards all phases of the Arroyo Ranch subdivision.
- Street lights will be provided as required by City Code.
- All permanent corners set are 1/2" iron rods with cap marked "YALGO" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
- This project is referenced to the Texas State Plane Coordinate System, NAD 1983 (2011) datum, Texas South Central Zone No. 4204. All distances are grid distances and all bearings are grid bearings. The Combined Correction Factor (CCF) is 0.9998449. Ground distance = Grid distance / CCF. All coordinates can be referenced to a concrete TXDOT Monument found at the southwest intersection of F.M. Highway 725 & Highway 46. Observed coordinates for said TXDOT monument are N = 13743888.83, E = 2290632.28. Reference tie to said monument from the Point of Beginning of this tract is N 42°10'00" E, 3432.75 feet.
- Arrow () indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
- Hardscape/Landscape improvements, including structures, fences, walls, or other obstructions, which alter the cross-section of an approved drainage channel shall not be placed within an easement or open space lot which conveys stormwater runoff. The local government, or their agent, have the right to ingress and egress to drainage easements and open space lots to remove any impeding obstructions placed within the limits of a drainage easement and to make any modification or improvements within the drainage way.

Please see technical manual for the 16 required notes for administrative plats.

Leave a 3x4 inch space blank for county clerk signature block in this location.

County Clerk, Guadalupe County, Texas

STATE OF TEXAS
COUNTY OF GUADALUPE

SHSUD NOTES

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHSUD. SHSUD HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT. SHSUD WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 186 LIVING UNIT EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHSUD AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:
A. AN 8 INCH MAIN EXTENSION THAT WILL BE CONSTRUCTED
- SHSUD WILL POSSESS A 5'X5' UTILITY EASEMENT DESITGNATED FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EACH METER. SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENTS DESIGNATED AS SHSUD UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHSUD WATER UTILITY LINE WITHOUT CONTACTING AND GETTING APPROVAL FROM SHSUD FIRST.
- ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.

THIS FINAL PLAT OF ARROYO RANCH PHASE V SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

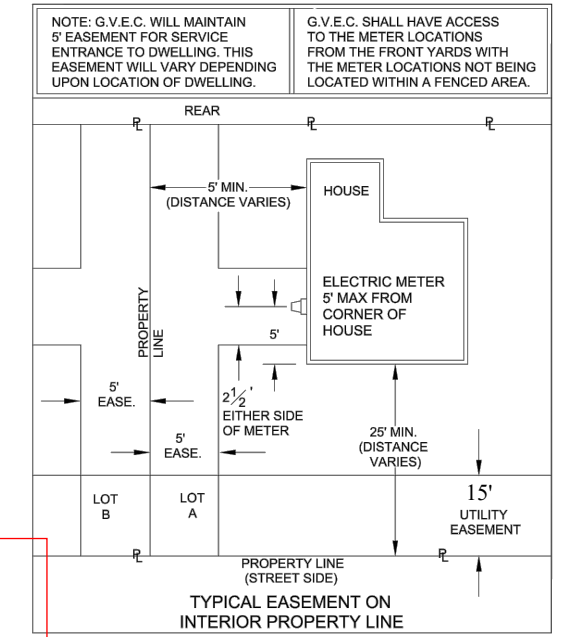
AUTHORIZED AGENT
SPRINGS HILL SPECIAL UTILITY DISTRICT

PROJECT INFORMATION		BENCHMARK
TOTAL SIZE:	35.54 ACRES	CONCRETE TXDOT MONUMENT
TOTAL BLOCKS:	6	
TOTAL LOTS:	186	
TOTAL TRACTS:	1	
		TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS SOUTH CENTRAL ZONE NO. 4204 N: 13743888.88 E: 2290632.14 Z: 525.06 (NAVD88-Geoid12B)

FINAL PLAT FOR
ARROYO RANCH PHASE V
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

Yalgo Engineering, LLC	SHEET
109 W 2nd Street Ste. 201 Georgetown, TX 78626 PH (254) 953-5353 FX (254) 953-5057	1
Texas Registered Engineering Firm F-24040	OF
Texas Registered Surveying Firm # 10194797	2

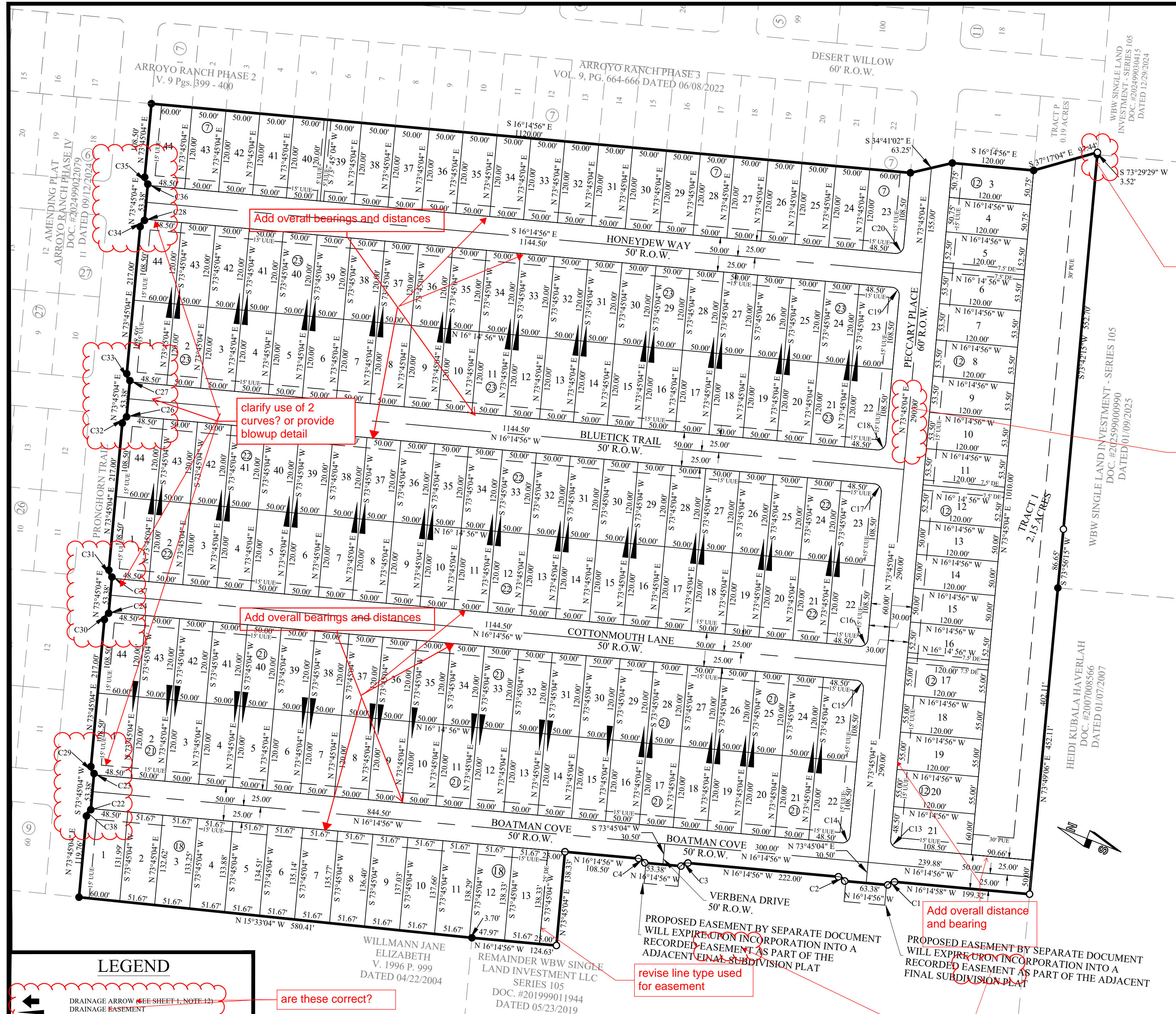
FINAL PLAT FOR
ARROYO RANCH PHASE V
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS
BEING 35.54 ACRES OUT OF THE MANSOLO A.
SURVEY, ABSTRACT NO. A-29, CITY OF SEGUIN,
GUADALUPE COUNTY, TEXAS.



provide blow up detail for clarity

Is this the centerline bearing and distance? would prefer to have labeled the property lines overall bearing and distance

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11.50'	11.53'	11.05'	N 46°04'58" W	057°25'56"
C2	11.50'	11.75'	11.25'	N 13°01'34" E	058°33'01"
C3	11.50'	11.75'	11.25'	N 45°31'28" W	058°33'04"
C4	11.50'	11.75'	11.25'	N 13°01'36" E	058°33'04"
C13	11.50'	18.06'	16.26'	N 28°45'04" E	090°00'00"
C14	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C15	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C16	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C17	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C18	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C19	11.50'	18.06'	16.26'	S 28°45'04" W	090°00'00"
C20	11.50'	18.06'	16.26'	N 61°14'56" W	090°00'00"
C22	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C23	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C24	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C26	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C27	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C28	11.50'	6.31'	6.23'	S 31°58'24" E	031°26'56"
C29	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C30	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C31	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C32	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C33	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C34	11.50'	11.75'	11.25'	S 76°58'24" E	058°33'04"
C35	11.50'	11.75'	11.25'	N 44°28'32" E	058°33'04"
C36	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C37	11.50'	6.31'	6.23'	N 00°31'28" W	031°26'56"
C38	11.50'	11.75'	11.25'	N 76°58'24" W	058°33'04"



LEGEND

DRAINAGE ARROW (SEE SHEET 1, NOTE 12)

DRAINAGE EASEMENT

NOT TO SCALE

1" = 100'

NO. NUMBER

RE. REFERENCE

REVISION

TBM TEMPORARY BENCH MARK

TYP. TYPICAL

U.U.E. UNDERGROUND UTILITY EASEMENT

F.W.L.A. FENCE, WALL, AND LANDSCAPE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

IRON ROD FOUND UNLESS OTHERWISE NOTED

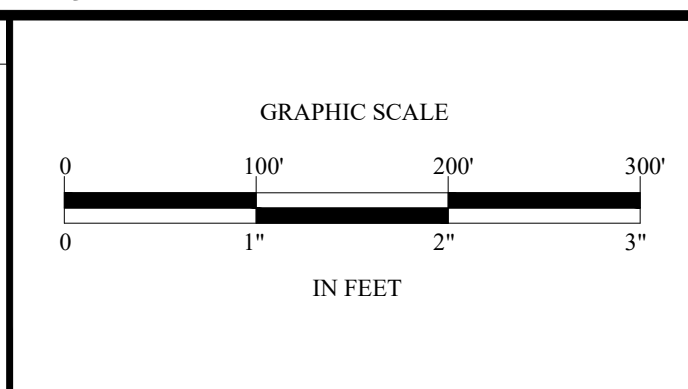
1" IRON ROD SET

CHANGE IN BEARING

BLOCK NUMBERS

1, 2, 3

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 35.54 ACRES	CONCRETE TXDOT MONUMENT
TOTAL BLOCKS: 6	
TOTAL LOTS: 186	
TOTAL TRACTS: 1	
	TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS SOUTH CENTRAL ZONE NO. 4204
	N: 13743888.88
	E: 2290632.14
	Z: 525.06' (NAVD88-Geoid12B)



ROW?

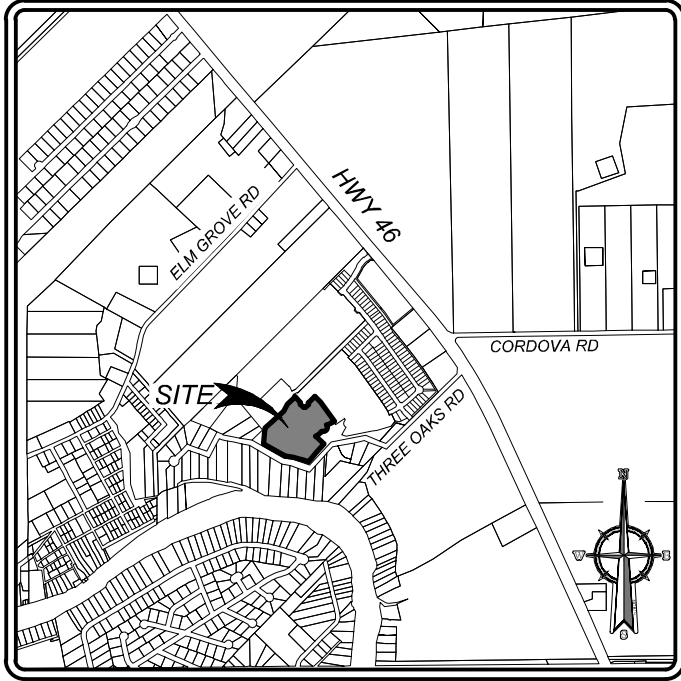
Yalgo Engineering, LLC

109 W 2nd Street Ste. 201
Georgetown, TX 78626
PH (254) 953-5353
FX (254) 953-5057

Texas Registered Engineering Firm # F-24040

Texas Registered Surveying Firm # 10194797

SHEET 2 OF 2



LOCATION MAP

NOT TO SCALE

See technical Manual
General Notes #s 2 & 3

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- THE COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99985242047.

update GVEC note, see
standardized Signature
Blocks on City of Seguin
technical manual

COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WATERS EDGE UNIT 5 OF SEGUIN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____,

OWNER: SCRAPPY DEVELOPMENT, LLC
ATTN: GORDON HARTMAN
1202 WEST BITTERS, BLDG. 1, STE. 1200
SAN ANTONIO, TEXAS 78216

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 _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC _____ GUADALUPE COUNTY TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT WELLMANN
REGISTERED PROFESSIONAL ENGINEER

_____, P.E.

KFW ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

COREY CAMBELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SHSUD NOTES:

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHSUD. SHSUD HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT.

SHSUD WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 47 LIVING UNIT EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHSUD AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:

WATER SERVICE TO MEADOWS OF MILL CREEK UNIT 5 WILL BE PROVIDED THROUGH TWO CONNECTIONS TO THE EXISTING 8" WATERLINES IN MEADOWS OF MILL CREEK UNIT 2. A WATER MAIN EXTENSION FROM THE EXISTING MAIN WILL NOT BE REQUIRED TO CONNECT THE NEW WATER INFRASTRUCTURE WITHIN THE DEVELOPMENT TO THE EXISTING SPRINGS HILL SUD PUBLIC WATER SYSTEM INFRASTRUCTURE.
- SHSUD WILL POSSES A 5X5' UTILITY EASEMENT DESIGNATED FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EACH METER. SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS SHSUD UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHSUD WATER UTILITY LINE WITHOUT CONTRACTING AND GETTING APPROVAL FROM SHSUD FIRST.
- ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.

THIS PLAT OF MEADOWS OF MILL CREEK UNIT 5 SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

AUTHORIZED AGENT
SPRINGS HILL SPECIAL UTILITY DISTRICT

GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

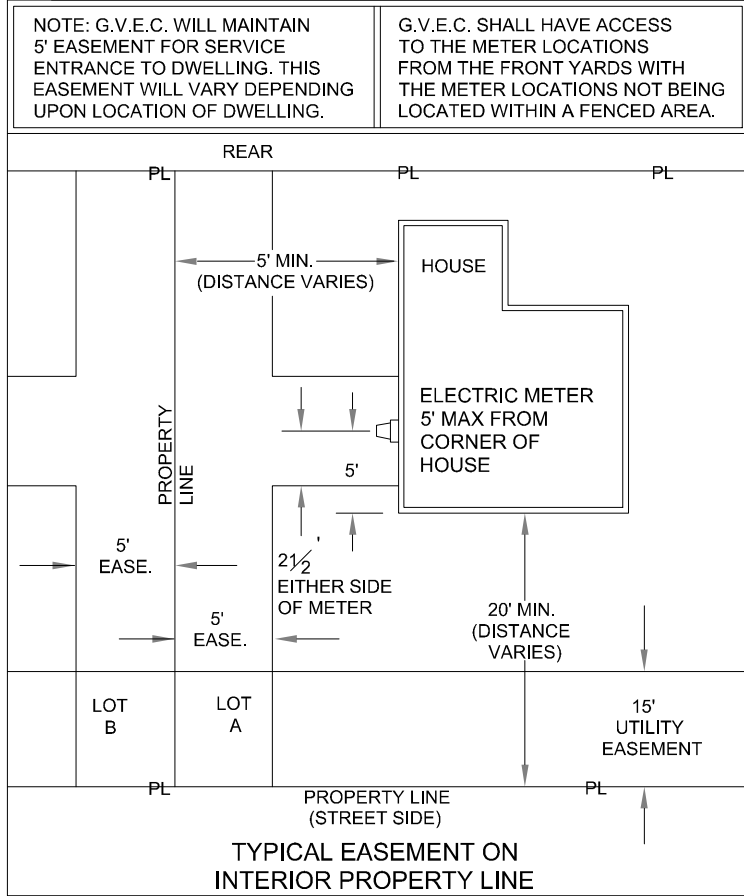
- (WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 6-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADE, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF WATERS EDGE UNIT 5 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

Water Edge Unit 5

Waters Edge Unit 5



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.36'	175.00'	9.19'	6°00'45"	18.36'	S41°42'45"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S0°16'52"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S89°43'08"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N0°16'52"E
C5	123.78'	50.00'	144.56'	141°50'26"	94.51'	S33°10'35"W
C6	13.44'	15.00'	7.33'	62°05'56"	8.17'	S78°02'51"W
C7	56.09'	150.00'	28.38'	21°25'31"	55.77'	N34°34'06"E
C8	43.68'	275.00'	21.84'	9°04'51"	43.54'	S40°10'43"E
C9	13.62'	15.00'	7.32'	52°01'12"	13.16'	S61°38'53"E
C10	167.34'	50.00'	485.70'	101°56'18"	59.47'	S8°12'09"W
C11	42.04'	275.00'	21.06'	8°45'33"	42.00'	S46°31'47"W
C12	14.86'	15.00'	8.11'	56°46'26"	14.26'	S13°45'48"W
C13	297.16'	58.00'	37.99'	293°32'52"	63.56'	N47°50'59"W
C14	14.86'	15.00'	8.11'	56°46'26"	14.26'	N70°32'14"E
C15	56.31'	325.00'	28.22'	9°55'35"	56.24'	N47°06'48"E
C16	38.27'	25.00'	24.02'	87°42'53"	34.64'	N8°13'09"E
C17	35.66'	225.00'	17.87'	9°04'51"	35.62'	N40°10'43"W
C18	37.39'	100.00'	18.92'	21°25'31"	37.18'	S34°34'06"W
C19	64.96'	150.00'	33.00'	24°48'51"	64.46'	S36°15'46"W
C20	22.12'	15.00'	13.62'	84°29'51"	20.17'	S6°25'17"W
C21	267.75'	58.00'	63.86'	264°29'51"	85.87'	N83°34'43"W
C22	43.31'	100.00'	22.00'	24°48'51"	42.97'	N36°15'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S45°16'52"W
L2	50.00'	S44°43'08"E
L3	10.00'	N45°16'52"E
L4	10.00'	S44°43'08"E
L5	50.00'	N45°16'52"E
L6	10.00'	N44°43'08"W
L7	40.25'	S44°43'08"E
L8	63.14'	S42°09'01"W
L9	63.14'	N42°09'01"E
L10	40.25'	N44°43'08"W
L11	32.85'	S45°16'52"W
L12	57.87'	S23°51'21"W
L13	57.87'	N23°51'21"E
L14	32.85'	N45°16'52"E
L15	3.09'	S39°37'24"W

Please confirm these
are correct

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: FEBURARY 2025

please revise

APPROVED AS A FINAL PLAT THIS _____ DAY OF _____, 20____,
BY THE DIRECTOR OF PLANNING AND CITY ENGINEER, CITY OF SEGUIN TEXAS.

MELISSA REYNOLDS, P.E., MPA, CFM
CITY ENGINEER

PAM CENTENO
DIRECTOR OF PLANNING

FINAL PLAT OF WATERS EDGE UNIT 5

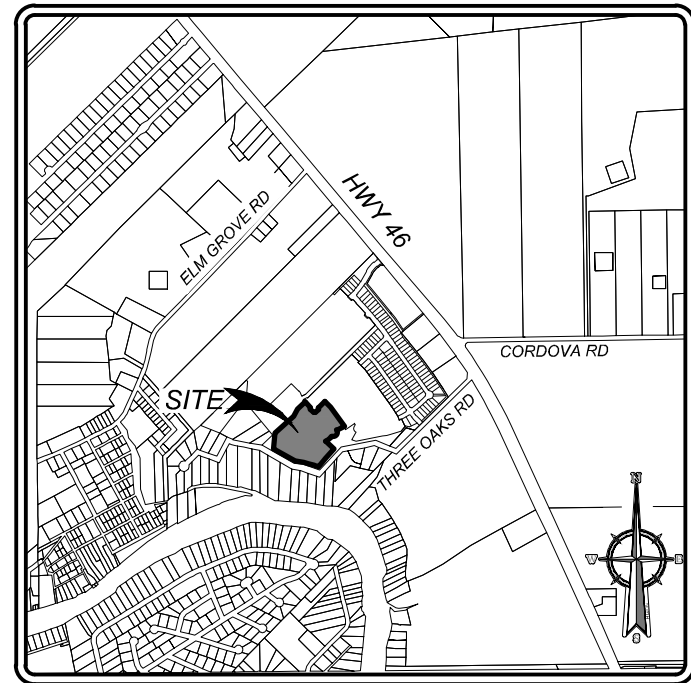
A 8.78 ACRE TRACT OF LAND, SITUATED IN THE A.M. ESNARUIZAR ELEVEN LEAGUE GRANT, SURVEY NUMBER 19, ABSTRACT 20, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 79.427 ACRE TRACT OF LAND AS DESCRIBED TO SCRAPPY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 201999010095, OF IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTES:

- SITE SURVEY DATE: 05-04-2018
- THIS FINAL PLAT FOR WATERS EDGE UNIT 5 IS A TOTAL OF 8.78 ACRES & 47 BUILDABLE RESIDENTIAL LOTS.
- THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE."
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
- BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
- THE MANAGEMENT OF STORM WATER RUNOFF IF THE RESPONSIBILITY OF THE PROPERTY OWNERS(S) OR THEIR ASSIGNED AGENT. STORMWATER 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.
- SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
- OWNER/DEVELOPER: SCRAPPY DEVELOPMENT, LLC
ADDRESS: 1202 WEST BITTERS, BLDG. 1, STE. 1200 SAN ANTONIO, TEXAS 78216.
- THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
- STORM WATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SIDE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 480, COMMUNITY PANEL NO. 48187C0120G, DATED MARCH 27, 2024 AND PANEL NO. 48187C0260G, DATED MARCH 27, 2024.
- ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
- LOT 903 BLOCK 3, LOT 904 BLOCK 3, LOT 907 BLOCK 3, AND LOT 908 BLOCK 3 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- LOT 903 BLOCK 3, LOT 904 BLOCK 3, LOT 907 BLOCK 3, AND LOT 908 BLOCK 3 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES.
- THE DRAINAGE EASEMENTS 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 METHODS.
- ALL UTILITY EASEMENTS ARE FOR THE 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 APPURTENANCE.
- UTILITY PROVIDERS:
WATER: SPRINGS HILL SUD
ELECTRIC: GVEC
WATERWATER: CITY OF SEGUIN
CABLE/TELEPHONE: SPECTRUM
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- EXTENSION OF SANITARY SEWER SERVICE TO SERVE PROPOSED DEVELOPMENT IS RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DEVELOPMENT IS SUBJECT TO THE PARKLAND REQUIREMENTS THAT WERE EFFECTIVE IN THE CITY OF NEW BRAUNFELS' ETJ AT THE TIME THE MDP WAS SUBMITTED TO NEW BRAUNFELS. THIS IS A 100% FEE IN-LIEU-OF PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION. FEES WILL BE PAID IN ACCORDANCE WITH THE 2006 CITY OF NEW BRAUNFELS PARKLAND DEDICATION ORDINANCE.
- THE STREET LAYOUT AND THE LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF NEW BRAUNFELS' ETJ AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO NEW BRAUNFELS.
- REFERENCE APPROVED TRAFFIC IMPACT ANALYSIS ON FILE WITH THE CITY OF SEGUIN FOR REQUIRED IMPROVEMENTS TO MITIGATE DEVELOPMENT OF THIS PROPERTY.
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.
- SITE DEVELOPMENT SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS.

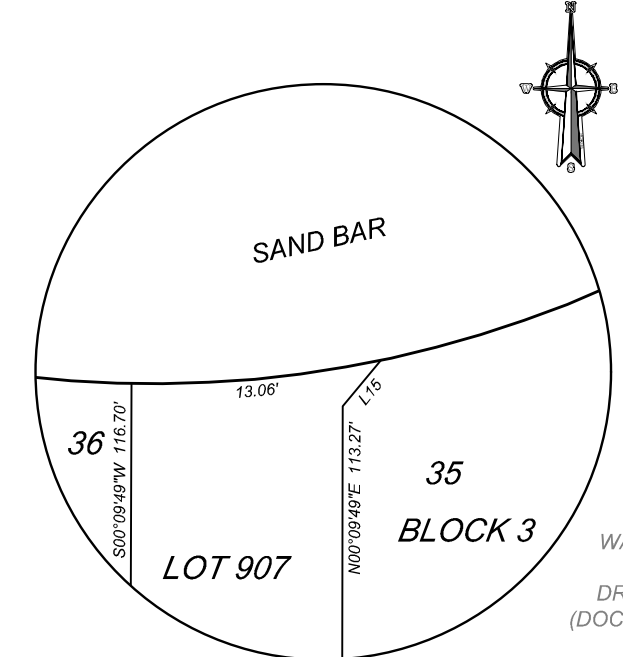
PREPARED: MARCH, 2025

PAGE 1 OF 2

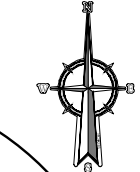


LOCATION MAP
NOT TO SCALE

OWNER: SCRAPPY DEVELOPMENT, LLC
ATTN: GORDON HARTMAN
1202 WEST BITTER, BLDG. 1, STE. 1200
SAN ANTONIO, TX 78213



DETAIL "C"
BLOCK 3 LOT 35 CORNER DETAIL
SCALE: 1" = 10'



Same lot 904?

LOT 904 BLOCK 3
SEE DETAIL "A" THIS PAGE

LOT 904 BLOCK 3
WATERS EDGE UNIT 1
VARIABLE WIDTH
DRAINAGE EASEMENT
(DOC.#202299014167 O.P.R.)

LOT 903 BLOCK 3

Same Lot and block #?

LOT 903 BLOCK 3
WATERS EDGE UNIT 1
VARIABLE WIDTH DRAINAGE
EASEMENT
(DOC.# 202299014167 O.P.R.)

SEE PAGE 1 OF 2 FOR NOTES

SEE PAGE 1 OF 2 FOR CURVE AND LINE TABLES

FINAL PLAT OF WATERS EDGE UNIT 5

A 8.78 ACRE TRACT OF LAND, SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, SURVEY NUMBER 19, ABSTRACT 20, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 79.427 ACRE TRACT OF LAND AS DESCRIBED TO SCRAPPY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 201999010095, OF IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

REMAINDER OF 79.427 ACRE TRACT
OWNER: SCRAPPY DEVELOPMENT, LLC.
(DOC. #201999010095 O.P.R.)

OFF-LOT VARIABLE WIDTH
DRAINAGE EASEMENT
(TO EXPIRE UPON
INCORPORATION INTO FUTURE
PLATTED AREA.
WATERS EDGE UNIT 1
DOC.#202299014167 O.P.R.)

LOT 905 BLOCK 8
WATERS EDGE UNIT 1
VARIABLE WIDTH
DRAINAGE EASEMENT
(DOC.#202299014167 O.P.R.)

WATERS EDGE UNIT 2
(DOC. # 202399024389 O.P.R.)

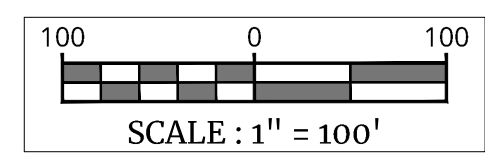
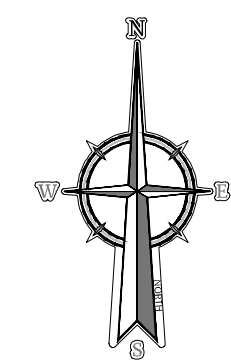
WATERS EDGE UNIT 1
(DOC. # 202299014167 O.P.R.)

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE
CAP STAMPED "COLLIERS PROP CORNER"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TX
- 705 - = CONTOUR LINE

KEY NOTES

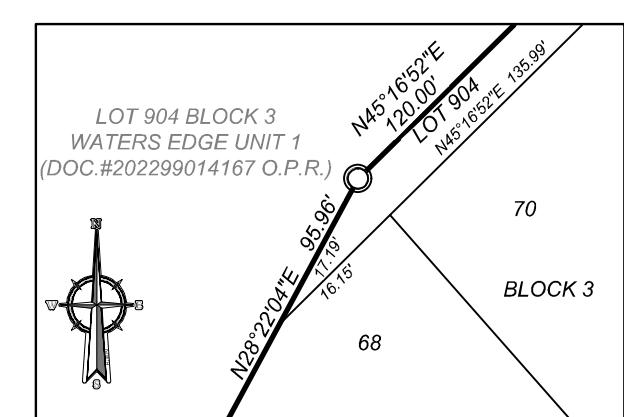
- 1 15' PUBLIC UTILITY EASEMENT
- 2 5' DRAINAGE EASEMENT
- 3 VARIABLE WIDTH DRAINAGE EASEMENT
- 4 20' PUBLIC UTILITY EASEMENT
- 5 15' DRAINAGE EASEMENT
- 1 15' PUBLIC UTILITY EASEMENT
WATERS EDGE UNIT 2
(DOC.# 202399024389)
- 2 20' PUBLIC UTILITY EASEMENT
WATERS EDGE UNIT 2
(DOC.# 202399024389)
- 3 10' PUBLIC UTILITY EASEMENT
WATERS EDGE UNIT 2
(DOC.# 202399024389)



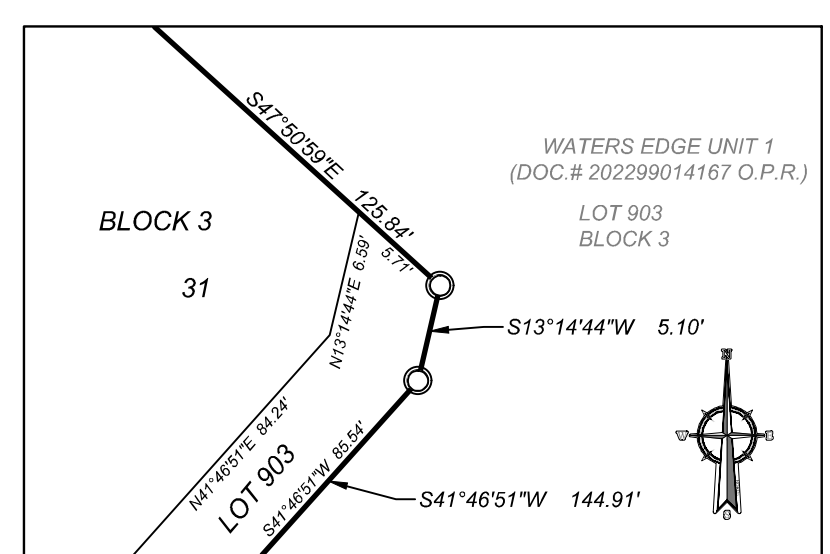
NEW BRAUNFELS
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COLLIERS ENGINEERING & DESIGN, INC.
TBP Firm#: F-14909 TPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: FEBURARY 2025



DETAIL "B"
BLOCK 3 LOT 904 DRAIN DETAIL
SCALE: 1" = 20'



DETAIL "A"
BLOCK 3 LOT 31 CORNER DETAIL
SCALE: 1" = 10'

Is this also a 5'
drainage easement,
Hexagon 2?

Add bearings to lot line

PREPARED: MARCH, 2025