



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:

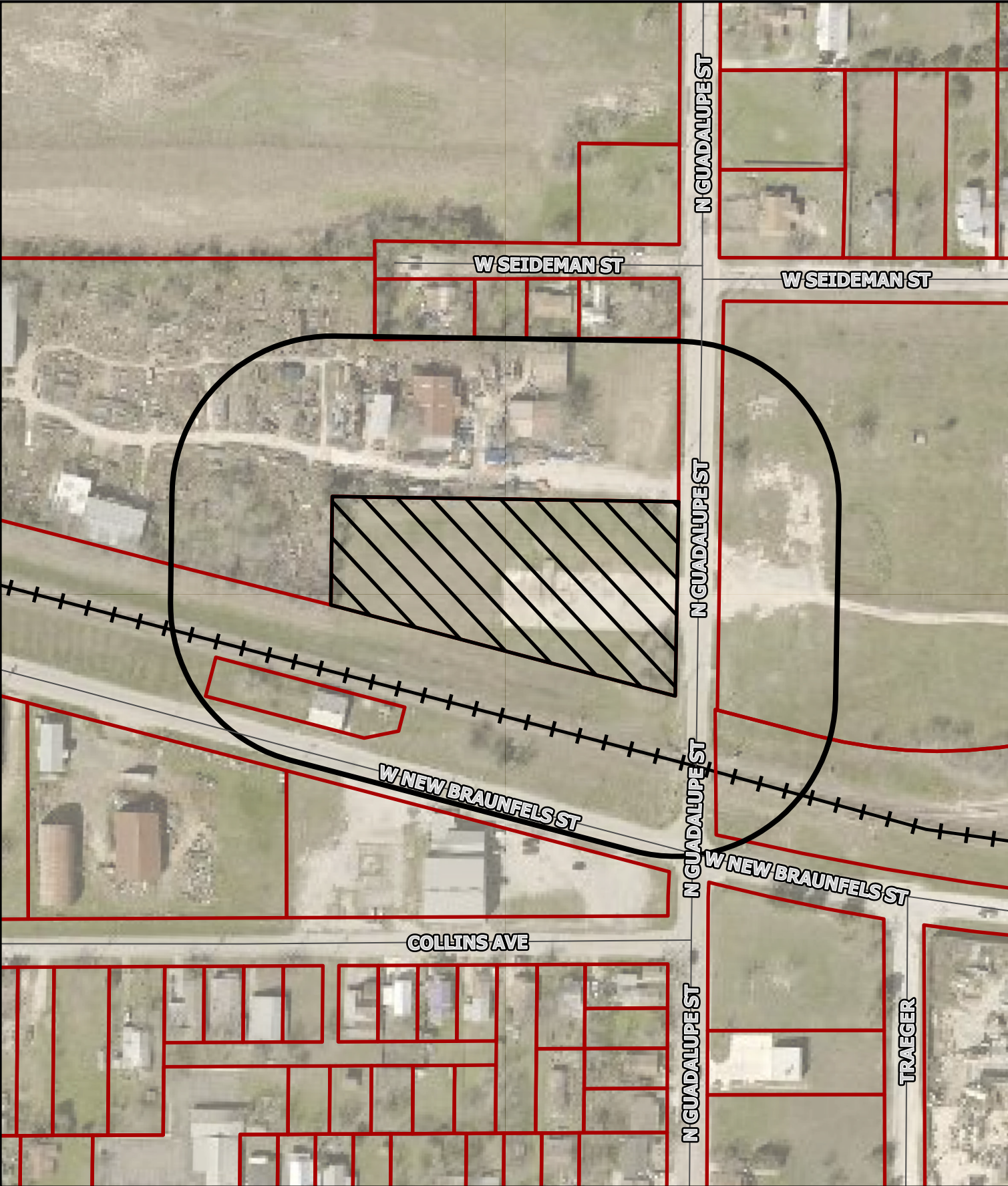
There are two similar uses in the area; The LCRA substation is located across Fleming Dr. and the other property is located along the 1500 Blk of Fleming Dr. The immediate area is mixed use. There are industrial and light industrial uses North and South of the property, as well as neighborhood commercial 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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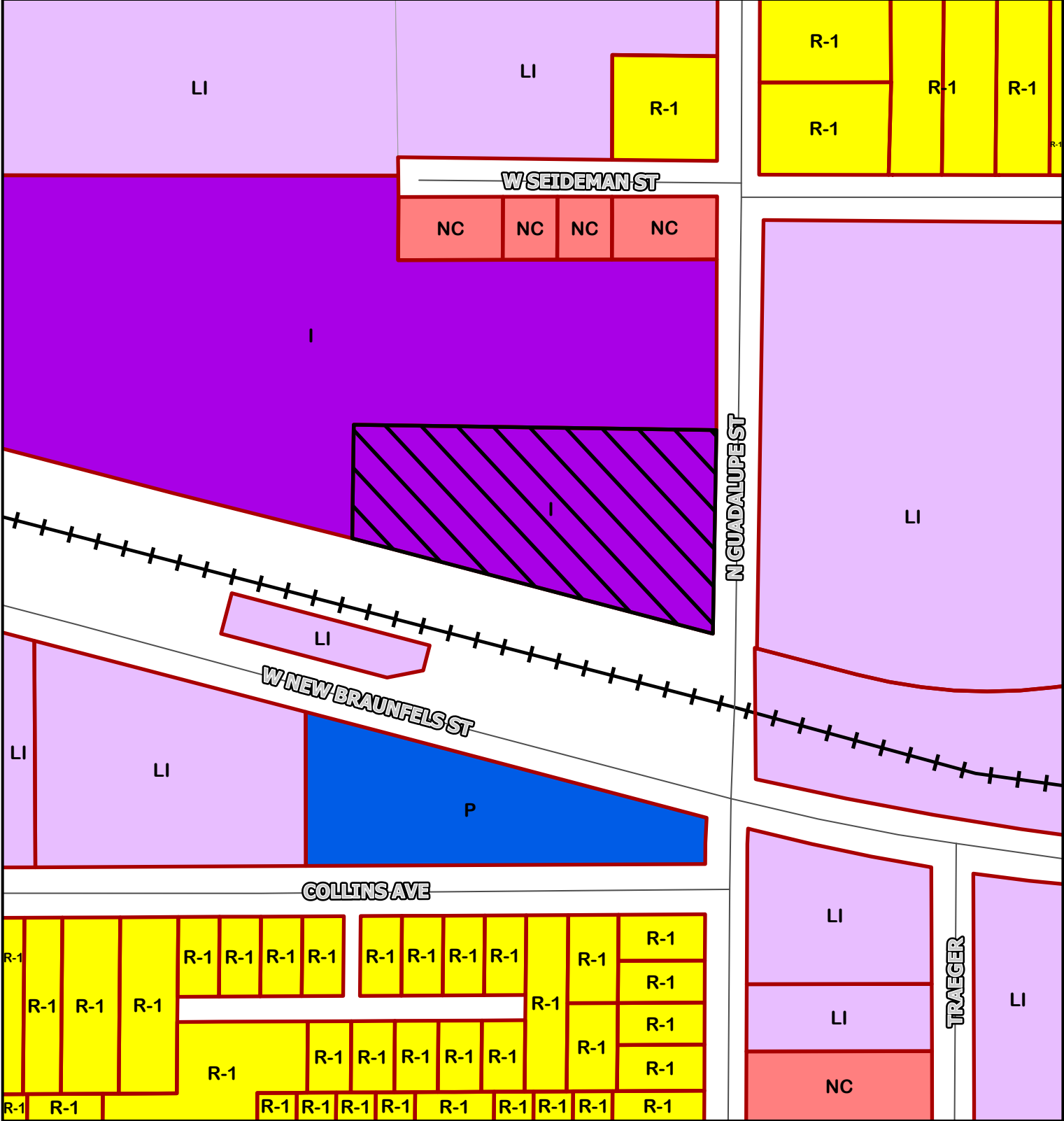
Site Location
200' Buffer
Parcel

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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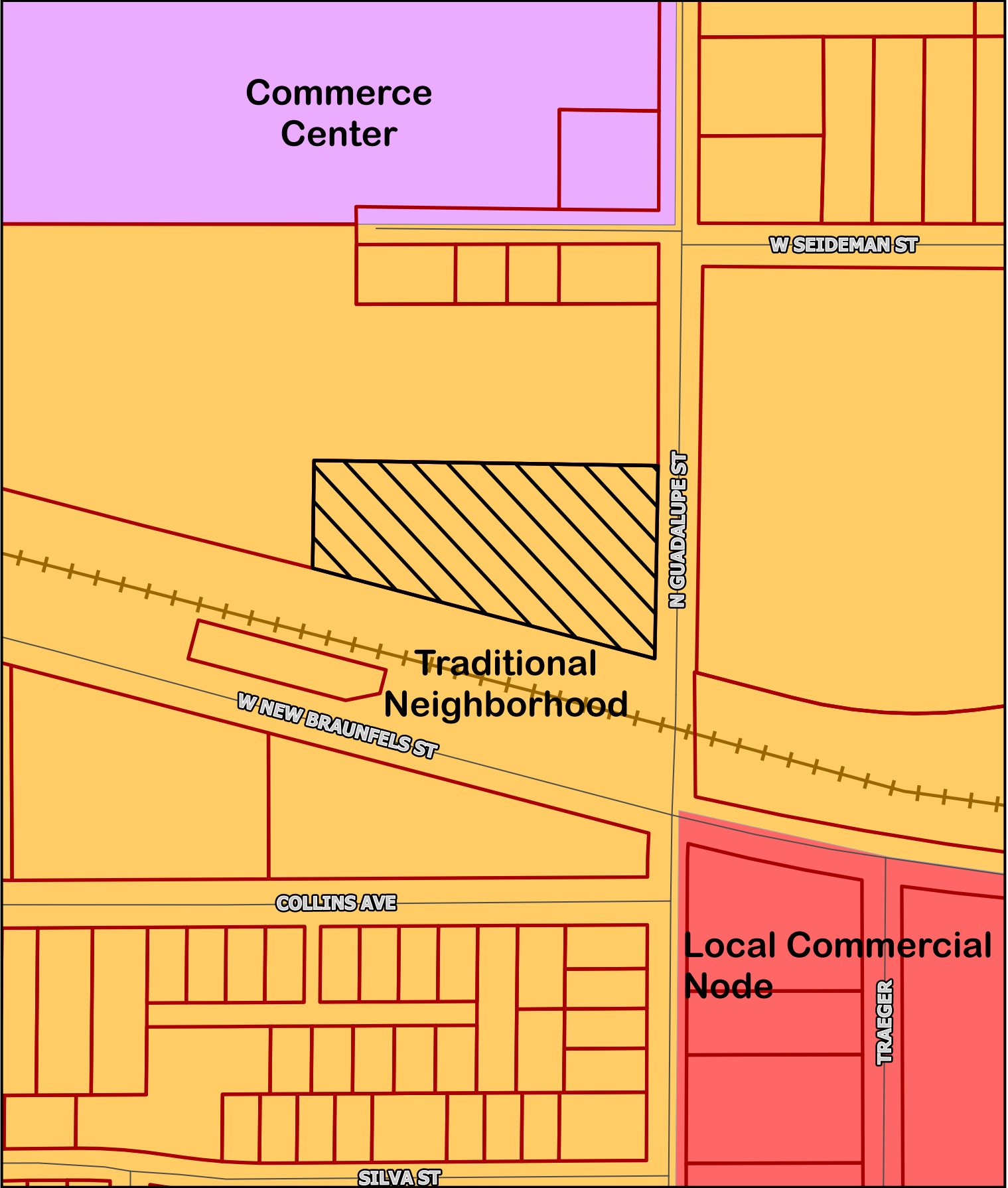
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