

DRAFT REVISIONS TO SECTION 4.7.9 OF THE UNIFIED DEVELOPMENT CODE
(underlining indicates added text, ~~strikethrough~~ indicates deleted text)

4.7.9. *Water.* All water systems shall be designed and constructed in accordance with the UDC Technical Manual and City of Seguin Standard Details. The water distribution system shall be designed so as to provide service to each lot within the subdivision, in accordance with applicable engineering design criteria and requirements of the State Board of Insurance for fire flows, water mains and fire hydrants and the State Department of Health. ~~If a subject property is within 300 feet of public water infrastructure the developer/subdivider shall connect to the public water facilities.~~

- A. *Property within 300 feet of infrastructure must connect.* Except as provided in subsection B, if a subject property is within 300 feet of public water infrastructure the developer/subdivider shall connect to the public water facilities.

- B. *Limited waiver of connection requirement.* If the City's Director of Water/Wastewater Utilities makes a written determination that a subject property within 300 feet of public water infrastructure cannot be served by the infrastructure due to lack of water availability through such infrastructure as of the time a plat application for the property is filed, the City Manager may defer the requirement to connect until water becomes available through the infrastructure if adequate capacity from surface or groundwater rights associated with the property are available to serve the proposed uses on the property. If a plat is approved on the basis of such alternative water source and the water rights are unable to be exercised due to water quality or other environmental prohibitions or regulations, no site development or building permits may be issued for development on the property until water service becomes available to the property through the public water infrastructure. As a condition of plat approval subject to this subsection, the foregoing restriction shall be disclosed in a written notice, the form of which is approved by the city attorney, recorded in the official public records of the county in which the property is located.