

MEMO

TO: City of Seguin **DATE:** August 30, 2021
FROM: Andrew Lowry, P.E. **PROJECT NO.:** 11698-02
cc: Allison Wood, P.E.
RE: Nolte Farms
General land Use Plan

PROPERTY

Nolte Farms is a 57.44-acre tract of land located at the southeast corner of State Highway 123 and Nolte Farms Drive, within the city limits of Seguin in Guadalupe County. The site was included in the Nolte Farms General Land Use Plan (GLUP) prepared by Pape-Dawson Engineers, Inc. approved in 2020.

APPLICABILITY OF CITY ORDINANCES

The site will follow the zoning outlined in this GLUP. The site will adhere to the City of Seguin Code of Ordinance and Seguin Unified Development Code unless modified by this GLUP.

ZONING

The 57.44-acre site is currently zoned Planned Unit Development (PUD) and will consist of 39.84 acres of “R-2” residential development and 17.60 acres of “MF-3” Multi-family / “C” commercial development as shown on the General Land Use Plan Exhibit. The site will adhere to the specific zoning regulations per the City of Seguin Code of Ordinance.

PREVIOUSLY APPROVED GENERAL LAND USE PLAN

The original Nolte Farms GLUP approved in 2014 included 36.90 acres of future residential (R-1), 16.28 acres of commercial (C, O-P, R), and 26.34 acres of commercial/residential (C, O-P, R). The Nolte Farms GLUP revision approved in 2020 included 35.55 acres of residential (R-2) and 12.43 acres of commercial (C). This GLUP modifies the commercial land use to multi-family/commercial area. The acreage and layout of residential and multi-family/commercial areas are also modified with this revision.

OWNERSHIP

The site is currently owned by Nolte Farms, LLC and Nolte Farms Phase (Unit) 1, LLC.

PUBLIC USE (PARKS)

Proposed park space for the residential development has been approved by the City of Seguin.

DRAINAGE

The site will drain south to the Guadalupe River. A Master Storm Water Management Report for the residential development was approved in April 2021. A Master Storm Water Management Report for the multi-family/commercial development is to be provided with the Development Studies.

SCHEDULE OF DEVELOPMENT

The development is expected to be completed in five years.

RESIDENTIAL ZONING ("R-2")

PERMITTED USE

"R-2" zoning consists of low-density residential areas with a typical minimum lot size of 5,000 square feet. "R-2" zoning will permit single-family homes, community centers, and playgrounds.

LOT REQUIREMENTS

Internal lots will have a minimum of 50' frontage. Corner lots will have a minimum of 60' frontage. Zoning requires lots to have a minimum of 100' depth. Nolte Farms is planning a typical 120' depth. The minimum internal lot size will 5,000 square feet and corner lot size will be 6,000 square feet. Lots may have a maximum of 60% impervious cover. The maximum structure height is 30 feet or 2.5 stories, whichever is less.

BUILDING SETBACK

Front yard setback will be 20'. Rear yard setback will be a minimum of 15' for the primary structure and 5' for accessory structures. Side setback for internal lots will be a minimum of 5' and for corner lots will be a minimum of 15'.

GENERAL LANDSCAPING REQUIREMENTS

All landscape requirements shall follow the City of Seguin Unified Development Code.

PARKING

Parking requirements will be determined by the City of Seguin Unified Development Code per the residential use classification.

SIDEWALKS

Sidewalks (4' minimum width) will be constructed along all public streets within the right-of-way. All sidewalks will be compliant with the City of Seguin Unified Development Code and ADA requirements.

SCREENING AND FENCING

All screening and fencing requirements shall follow the City of Seguin Unified Development Code.

LIGHTING

All lighting requirements shall follow the City of Seguin Unified Development Code.

MULTI-FAMILY ("MF-3") / COMMERCIAL ZONING ("C"):

PERMITTED USE

"MF-3" and "C" zoning will follow the permitted, limited, and special uses per the land use matrix in the City of Seguin Unified Development Code.

MULTI-FAMILY LOT REQUIREMENTS

Internal and corner lots will have a minimum of 75' frontage. Lots will have a minimum of 100' depth. The minimum lot size will be 7,275 square feet. Lots may have a maximum of 70% impervious cover. The maximum density is 20 units per acre. The maximum structure height is 96 feet or 5 stories, whichever is less.

MULTI-FAMILY BUILDING SETBACK

Front building setback will be 25'. Rear building setback will be 10'. Side setback for internal lots will be a minimum of 10' and for corner lots will be a minimum of 15'.

MULTI-FAMILY BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL

When multi-family land use abuts single family residential use, the standard building setback applies plus 10' for the first story and 4 feet for each additional story of the multi-family structure. Buffer requirements shall follow the City of Seguin Unified Development Code.

COMMERCIAL LOT REQUIREMENTS

Internal lots will have a minimum of 50' frontage. Corner lots will have a minimum of 60' frontage. Lots will have a minimum of 100' depth. The minimum internal lot size will be 6,000 square feet and corner lot size will be 7,500 square feet. Lots may have a maximum of 80% impervious cover.

COMMERCIAL BUILDING SETBACK

Front building setback will be 20'. Rear building setback will be 5' with an additional 2' for each story above 24' with max of 25'. Side setback for internal lots will be a minimum of 5' and for corner lots will be a minimum of 15'.

COMMERCIAL BUFFER ADJACENT TO SINGLE FAMILY RESIDENTIAL

Privacy fence will be constructed where commercial land use abuts single family residential land use. Buffer requirements shall follow the City of Seguin Unified Development Code.

BUILDING MATERIALS

Site specific building use and type is unknown at this time, however, building materials will follow all City of Seguin codes.

GENERAL LANDSCAPING REQUIREMENTS

All landscape requirements shall follow the City of Seguin Unified Development Code.

PARKING

Parking will be provided on-site. Parking requirements will be determined by the City of Seguin Unified Development Code per the commercial use classification.

SIDEWALKS

Sidewalks (5' minimum width) will be constructed along all public streets within the right-of-way. All sidewalks will be compliant with the City of Seguin Unified Development Code and ADA requirements.

SCREENING AND FENCING

All screening and fencing requirements shall follow the City of Seguin Unified Development Code.

LIGHTING

All lighting requirements shall follow the City of Seguin Unified Development Code.

SIGNAGE

All signage requirements shall follow the City of Seguin Unified Development Code.

END OF MEMO

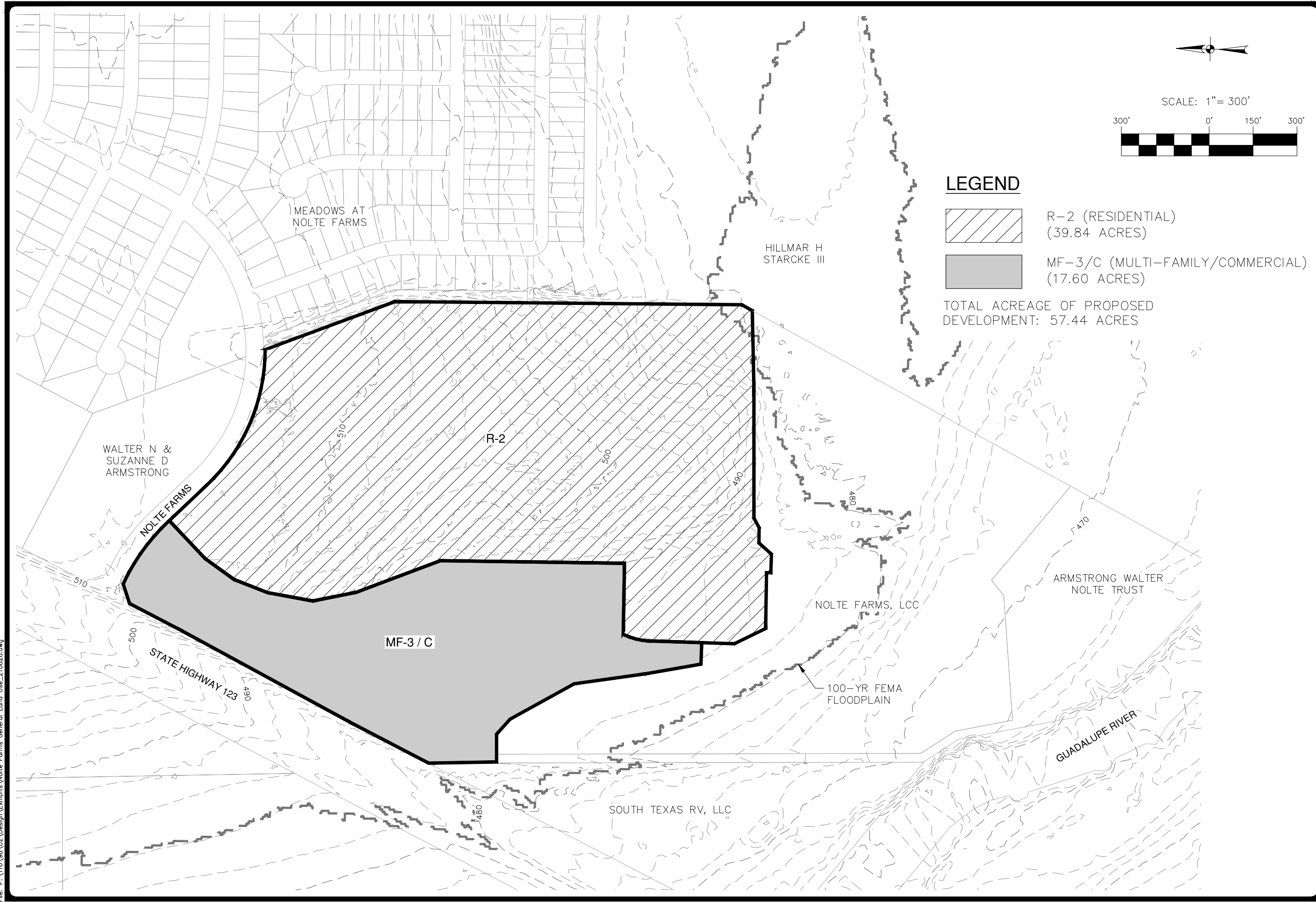
EXHIBITS

Exhibit 1 – General Land Use Plan

Exhibit 2 – Previously Approved Nolte Farms General Land Use Plan

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Date: Aug 30, 2021, 11:16am User ID: AWood
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NOLTE FARMS
SEGUIN, TEXAS
GENERAL LAND USE PLAN

JOB NO. 11698-02
DATE AUGUST 2021
DESIGNER AW
CHECKED AL
DRAWN AW
SHEET **1 of 1**

PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1028800



Memo

TO: City of Seguin **DATE:** July 28, 2020
FROM: Andrew Lowry, P.E. **PROJECT NO.:** 11698-00
CC: Allison Wood, P.E.
RE: Nolte Farms
General Land Use Plan

PROPERTY

Nolte Farms is a 47.98-acre tract of land located at the southeast corner of State Highway 123 and Nolte Farms Drive, within the city limits of Seguin in Guadalupe County. The site was included in the Nolte Farms General Land Use Plan (GLUP) prepared by Yalgo, LLC approved in 2014.

APPLICABILITY OF CITY ORDINANCES

The site will follow the zoning outlined in this GLUP. The site will adhere to the City of Seguin Code of Ordinance and Seguin Unified Development Code unless modified by this GLUP.

ZONING

The 47.98-acre site is currently zoned Planned Unit Development (PUD) and will consist of 35.55 acres of "R-2" residential development and 12.43 acres of "C" commercial development as shown on the General Land Use Plan Exhibit. The site will adhere to the specific zoning regulations per the City of Seguin Code of Ordinance.

PREVIOUSLY APPROVED GENERAL LAND USE PLAN

The original Nolte Farms GLUP approved in 2014 included 36.90 acres of future residential (R-1), 16.28 acres of commercial (C, O-P, R), and 26.34 acres of commercial/residential (C, O-P, R). This GLUP modifies the residential zoning from "R-1" to "R-2" as well as the acreage and layout of residential and commercial areas.

OWNERSHIP

The site is currently owned by Walter N & Suzanne D Armstrong and is to be purchased by Bitterblue, Inc.

PUBLIC USE (PARKS)

Proposed park space for the residential development to be provided with the Subdivision Concept Plan.

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

DRAINAGE

The site will drain south to the Guadalupe River. A Master Storm Water Management Report to be provided with the Development Studies.

SCHEDULE OF DEVELOPMENT

The development is expected to be completed in five years

RESIDENTIAL ZONING (“R-2”)

PERMITTED USE

“R-2” zoning consists of low-density residential areas with a typical minimum lot size of 5,000 square feet. “R-2” zoning will permit single-family homes, community centers, and playgrounds.

LOT REQUIREMENTS

Internal lots will have a minimum of 50’ frontage. Corner lots will have a minimum of 60’ frontage. Zoning requires lots to have a minimum of 100’ depth. Nolte Farms is planning a typical 120’ depth. The minimum internal lot size will 5,000 square feet and corner lot size will be 6,000 square feet. Lots may have a maximum of 60% impervious cover. The maximum structure height is 30 feet or 2.5 stories, whichever is less.

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GENERAL LANDSCAPING REQUIREMENTS

All landscape requirements shall follow the City of Seguin Unified Development Code.

PARKING

Parking requirements will be determined by the City of Seguin Unified Development Code per the residential use classification.

SIDEWALKS

Sidewalks (4’ minimum width) will be constructed along all public streets within the right-of-way. All sidewalks will be compliant with the City of Seguin Unified Development Code and ADA requirements.

SCREENING AND FENCING

All screening and fencing requirements shall follow the City of Seguin Unified Development Code.

LIGHTING

All lighting requirements shall follow the City of Seguin Unified Development Code.

COMMERICAL ZONING (“C”)

PERMITTED USE

“C” zoning will follow the permitted, limited, and special uses per the land use matrix in the City of Seguin Unified Development Code.

LOT REQUIREMENTS

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END OF MEMO

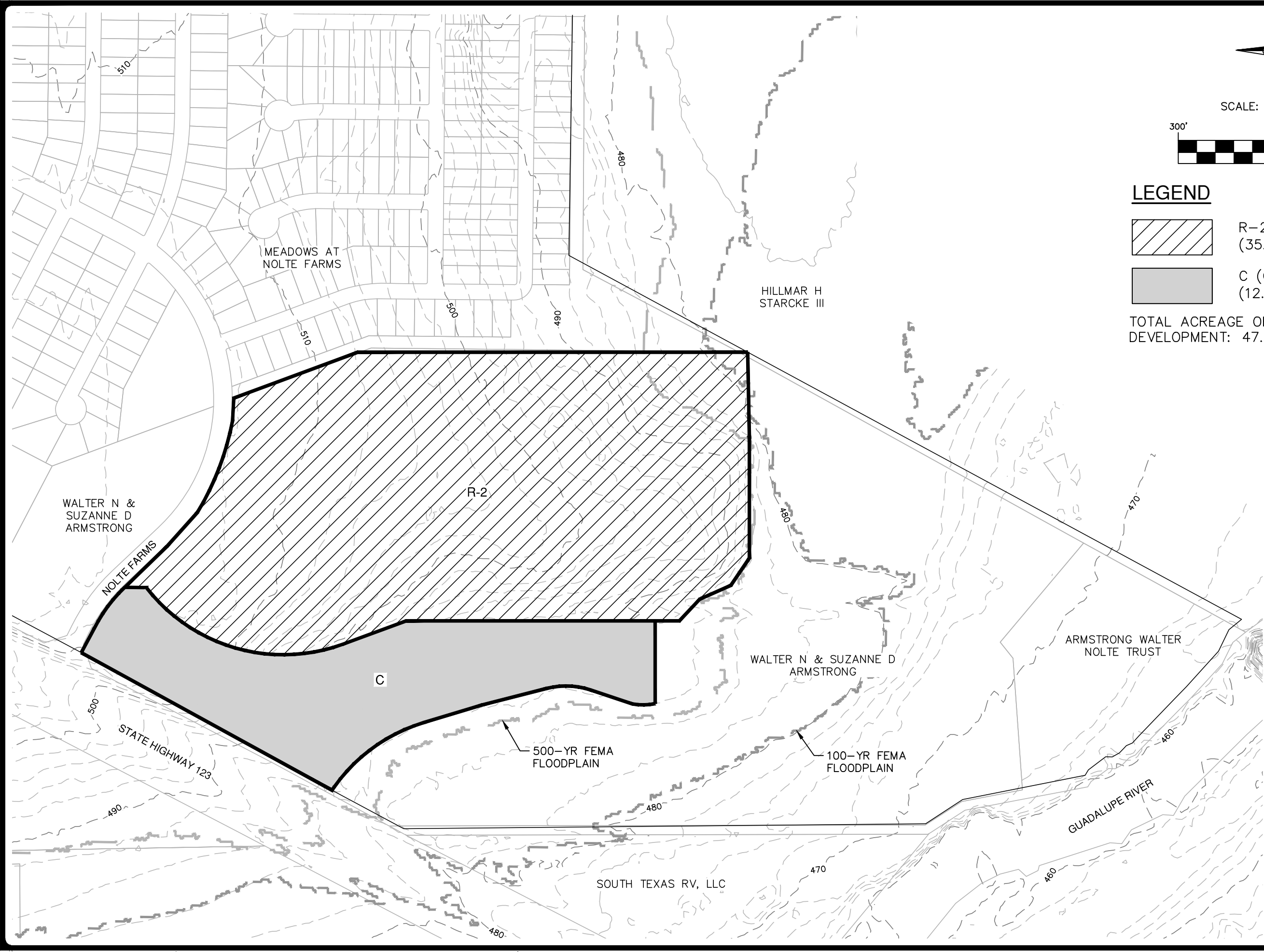
EXHIBITS

Exhibit 1 – General Land Use Plan

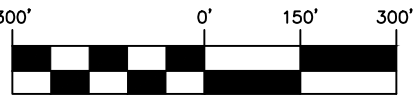
Exhibit 2 – Previously Approved Nolte Farms General Land Use Plan

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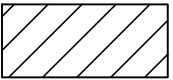
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SCALE: 1" = 300'



LEGEND



R-2 (RESIDENTIAL)
(35.55 ACRES)



C (COMMERCIAL)
(12.43 ACRES)

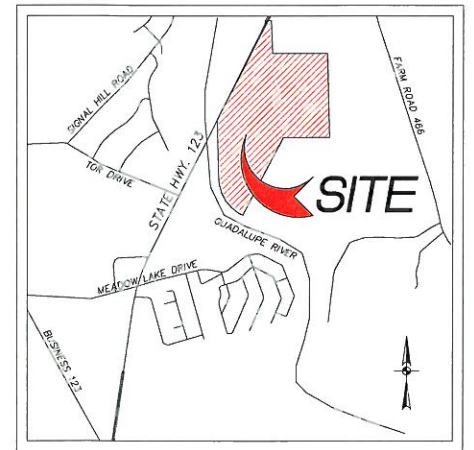
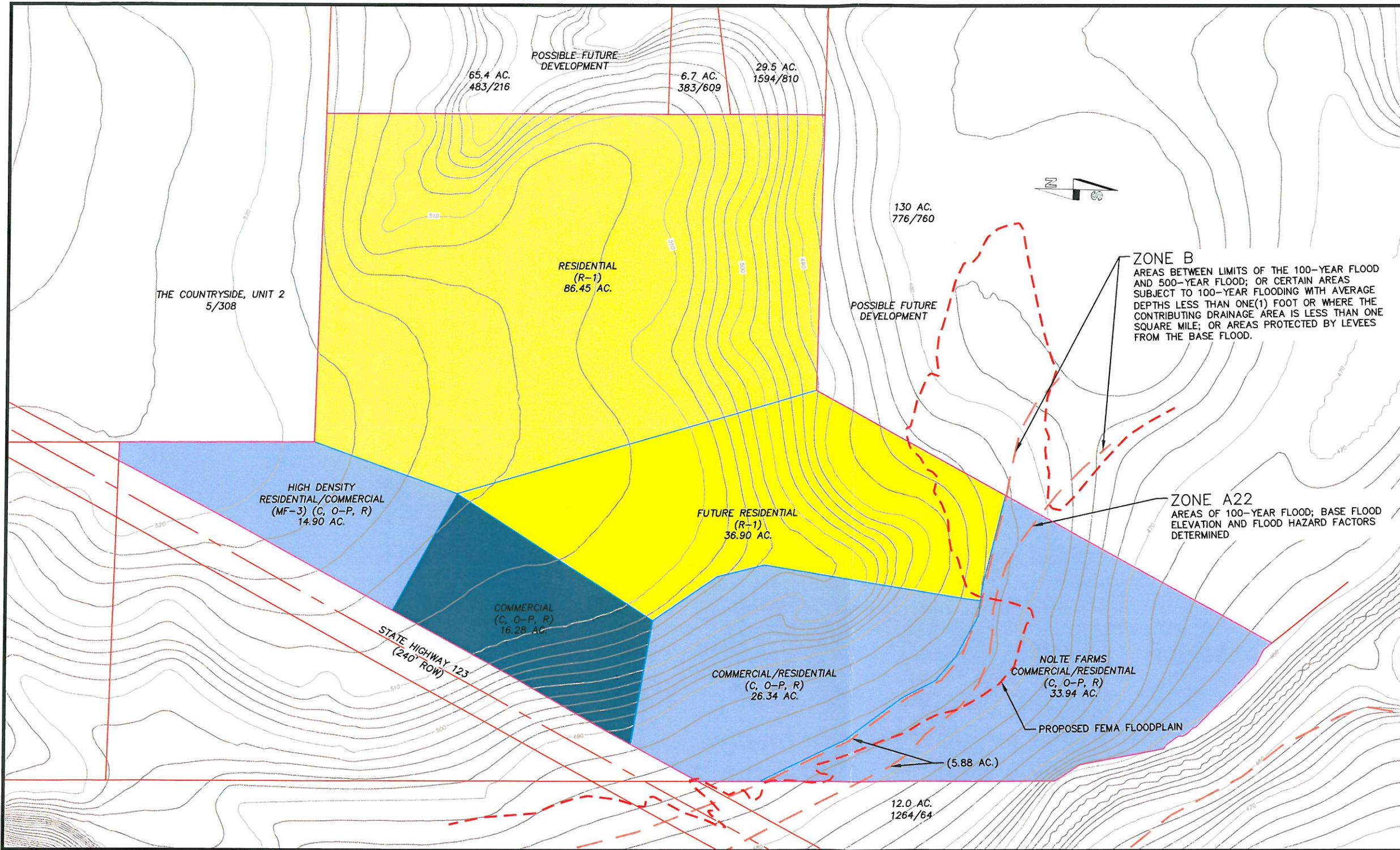
TOTAL ACREAGE OF PROPOSED
DEVELOPMENT: 47.98 ACRES

NOLTE FARMS
SEGUN, TEXAS
GENERAL LAND USE PLAN

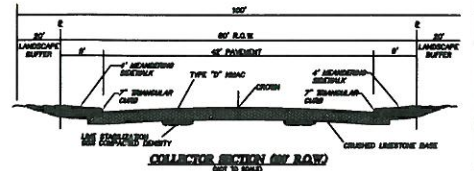
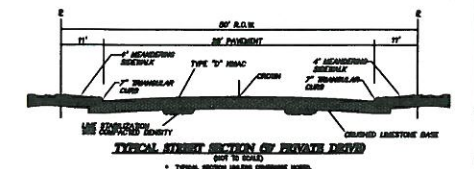
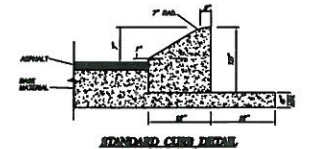
PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPEE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #1028800

JOB NO. 11698-00
DATE JUNE 2020
DESIGNER AW
CHECKED AL
DRAWN AW
SHEET 1 of 1

PRINTED ON June 28, 2012

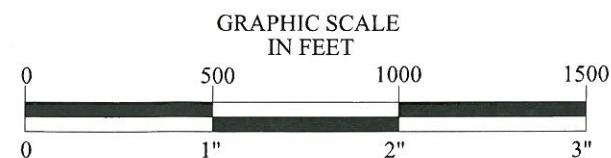


LOCATION MAP
(NOT TO SCALE)



| REV. | DESCRIPTION | DATE | BY |
|--------------------------------|------------------|-----------|-----|
| 1 | ORIGINAL RELEASE | 6/29/2012 | JAT |
| CLIENT NAME: W & B DEVELOPMENT | | | |
| CLIENT LOCATION: KILLEEN, TX | | | |
| APPROVED BY: SAB | | | |
| AUTHORIZED BY: WBW | | | |

NOLTE FARMS
GENERAL LAND USE PLAN
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS



Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032

Texas Registered
Engineering Firm F-10264

SHEET
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OF
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