



PROJECT NAME:	Marshall Assemblage
SITE ADDRESS:	1299 Krueger Road, Seguin, TX, 78155
APPRAISAL DISTRICT:	R50971 – VARNER MARSHALL (137.980ac) R50972 – VARNER MARSHALL (2.000ac) TOTAL: 139.980 ac
JURISDICTION:	City: Located within the City of Seguin ETJ County: Guadalupe County

UTILITIES

WATER: CCN: Entirety of site is located within Crystal Clear SUD

Nearest infrastructure: Crystal Clear 15” and 25” water lines located to the south of site on Krueger Road.

A conversation with the Crystal Clear SUD and the City of Seguin will need to be conducted to understand nearest infrastructure and available capacity.

Crystal Clear SUD Impact Fee: A 5/8" (standard) water service currently costs \$5,163 per connection (TCEQ Internal Control No. D-03122024-020; approved March 11, 2026 and implemented April 1, 2026).

WASTEWATER: CCN: Entirety of site is located within City of Seguin CCN

Nearest infrastructure: City of Seguin wastewater treatment plants (10947) located on East Klein Street And Seitz Road.

A conversation with the City of Seguin will need to be conducted to understand nearest infrastructure and available capacity.

City of Seguin Wastewater Impact Fee: A standard wastewater service costs \$9,250 per LUE as adopted in the City’s Impact Fee Study and ordinance.

STORM/DRAINAGE: City: Per the Stormwater Design Criteria Manual: Detention is mandatory for all developments that result in an increase in flow from the site for the 2-, 5-, 10-, 25-, 50-, and 100-year storm events. The use of timing analysis to avoid detention requirements will not be permitted.





County: Per the Guadalupe County Subdivision Regulations: Detention volumes shall be sized by comparing the existing and proposed peak runoffs produced by the site, for the 2, 10, 25 and 100-year frequency rainfall events.

GAS: According to the Texas Railroad Commission GIS Map, there are not any pipelines located on site.

ELECTRIC: Electric service is provided by Guadalupe Valley Electric Cooperative. Overhead Powerlines run through the western portion of site to Krueger Road.

ENVIRONMENTAL

AQUIFER: Not located within any Aquifer Recharge Zone.

Groundwater Conservation District: Guadalupe County GCD.

NWI STREAMS/PONDS: There are +/- 2,010' of streams on the western portion of site and three ponds on site according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS: City: Per the City of Seguin's Stormwater Criteria Manual: The buffer protection zone for all natural streams is recommended to be a minimum of 50 feet wide along each side of the stream centerline for a total width of 100 feet.

County: Guadalupe County does not call for any stream buffer requirements.

TREE MITIGATION: City: Per City of Seguin Unified Development Code §5.2 Tree Replacement Standards:

- Protected trees must be replaced at a ratio of 1-inch for 1-inch diameter removed
- Historical trees must be replaced at a ratio of 3-inch for 1-inch diameter removed
- Replacement trees must be a minimum 2-inch caliper

Fee-in-Lieu: Per City of Seguin Unified Development Code §5.2:

- \$100 per inch diameter removed
- Paid into the Tree Trust Fund
- Must demonstrate that planting is not feasible





County: Guadalupe County does not adhere to any tree mitigation requirements.

PARKLAND:

City: Per the City of Seguin Unified Development Code and Parks, Recreation, Open Space and Trails Master Plan, the City establishes the following parkland requirements for residential subdivision development:

- Dedication Requirement: 1 acre of parkland for each 75 residential dwelling units.
- Fee in Lieu of Dedication: \$400 per proposed residential dwelling unit if land is not dedicated.
- Parkland Development Fee: \$800 per proposed residential dwelling unit, required in addition to the dedication fee or fee in lieu.
- Timing Requirement: Per the City of Seguin Unified Development Code, payment of parkland dedication and development fees shall be made at or prior to recordation of the final plat.

County: Guadalupe County does not establish a codified parkland dedication requirement.

SITE CHARACTERISTICS

SLOPES:

Site has a ridge running southwest and northeast. Generally, the western half of the site drains at 7% slope to the west, and the eastern half drains at 1% slope to the east.

FLOODPLAIN:

There is +/-16.2ac of Zone A (unstudied) floodplain located on the western portion of site according to FEMA Panel #48209C0410F.

SOILS:

The majority of site has been identified to have Crockett fine sandy loam (CrB), Ferris and Heiden soils (FhF3), and Mabank loam (MaB and MaA) apart of hydrologic soil group D.

TRANSPORTATION

EXISTING ACCESS:

Krueger Rd (City):

- Frontage: Street Stub at entrance.
- ROW: +/-65'





- Culverts/Hindrances: Private driveway entrance at street stub corner.

J Bar K Ln (Private):

- Frontage: +/-6,660' of frontage along the south, east, and northeast portion of the property
- Private ROW: 50'

SECONDARY ACCESS:

Due to the limited frontage along Krueger Rd and the frontage along J Bar K Ln being privately maintained, secondary access is of concern.

The IFC requires secondary access for single family developments with more than 30 units. The same requirement stands for multifamily developments with more than 100 units. The two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served.

TRAFFIC IMPACT ANALYSIS:

City: Per the City of Seguin Unified Development Code, a Traffic Impact Analysis (TIA) or TIA worksheet is required based on peak hour trip generation as follows:

- 100 peak hour trips or less — TIA Worksheet
- 101–500 peak hour trips — Level 1 TIA
- 501–1,000 peak hour trips — Level 2 TIA
- 1,001 or more peak hour trips — Level 3 TIA

A TIA worksheet is required with all zoning, site plan, development study, plat, or permit applications and must be approved by the City Engineer.

County: Per the Guadalupe County Subdivision Regulations (Adopted May 27, 2025), the County adopts the Traffic Impact Analysis requirements established within Chapter 118 of the City of New Braunfels Code of Ordinances. A TIA or TIA worksheet may be required for development impacting County-maintained roadways based on projected traffic impacts and review by the County Engineer.

FUTURE THOROUGHFARES:

City: The Seguin TMMP does not impact the site.

County: The Guadalupe County 2012 existing and proposed 2026 plan does not call for any impact on the site.

TxDOT: The TxDOT Project Tracker has construction calls for:





- Construction to begin within 4 years to resurface US 90 roadway.
- Construction to begin within 4 years to widen IH10 roadway.

ZONING

EXISTING ZONING: No existing zoning within Seguin ETJ.

FUTURE LAND USE: Per the City of Seguin Comprehensive Plan, the site is listed as future Suburban Residential land use.

ZONING

MISCELLANEOUS: ESD: Per Guadalupe County emergency services coordination and City of Seguin Fire/EMS service coverage, fire protection for the site area within the City of Seguin ETJ is provided by the Seguin Fire Department, which serves the City and surrounding ETJ development areas through coordinated emergency response services.

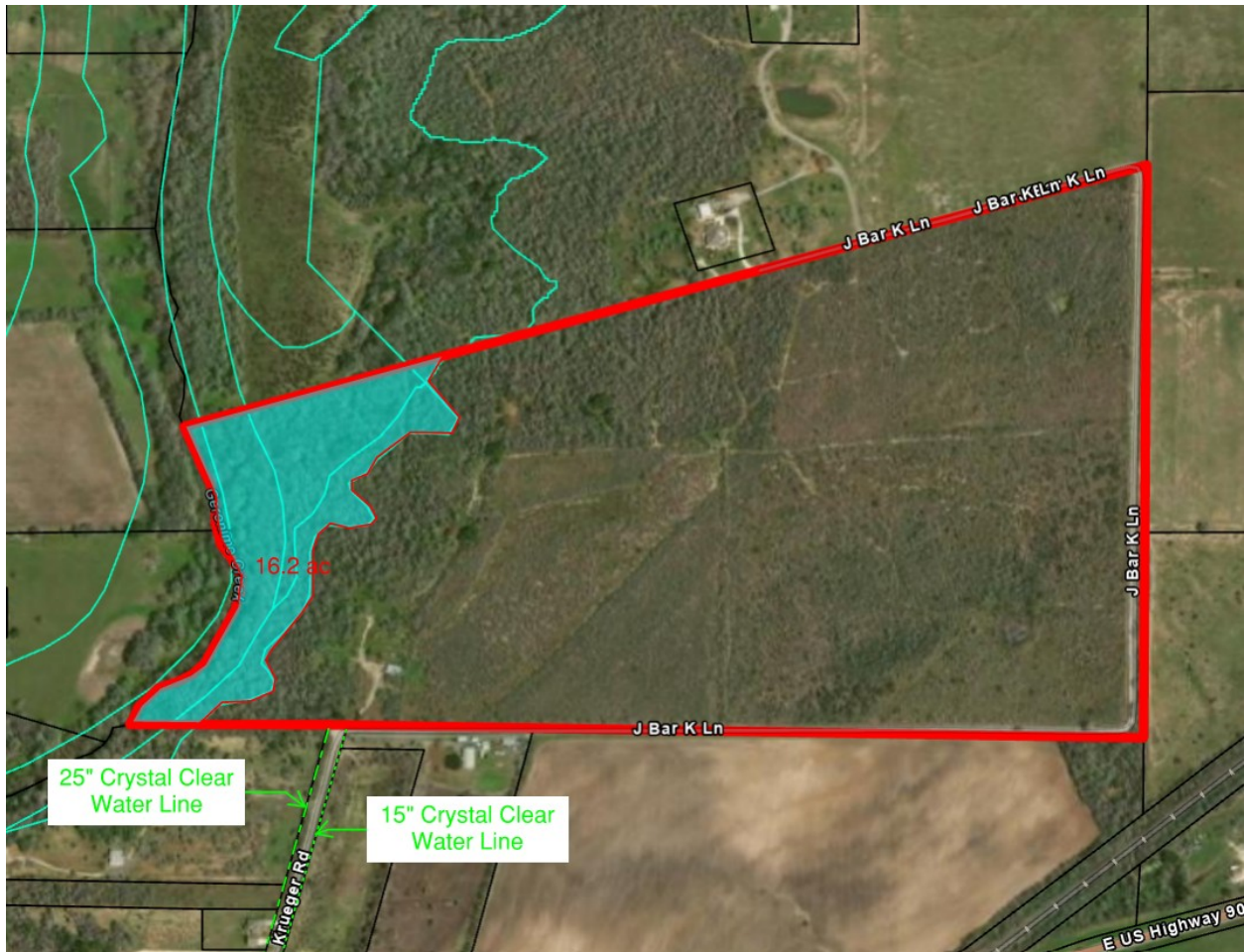
ISD: Seguin ISD



OVERVIEW

NET DEVELOPABLE:

The site is largely developable according to the information provided herein outside of the +/-16.2ac of Zone A (unstudied) floodplain located on the western portion of site. There is concern for additional secondary access to the site. Ensure that development is in alignment with zoning and/or Future Land Use Map.



MORE INFORMATION

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