

New Braunfels and Seguin Ordinance Comparison Table

	New Braunfels	Seguin	Guadalupe County
General Platting			
Exempt from Platting	A division of land in the ETJ for which all lots or tracts in the subdivision are at least 10 acres in size and have at least 60 feet of frontage on a public street. Development plat may be required.	Any subdivision plat that divides the property into tracts three acres and greater in size shall be subject solely to the subdivision regulations of Guadalupe County.	See Article IV: Exemptions to Plat Requirements item A - H
Jurisdiction	The city shall enforce the more stringent subdivision regulations of the city and county when approving development in the ETJ.	County regulations enforced when exempt from City platting regulations.	
General Application	All subdivisions, plats, plans, and replats are to be approved by the planning commission in accordance with the requirements of V.T.C.A., Local Government Code ch. 212 as amended.	A subdivision plat inside the City or within the extraterritorial jurisdiction (ETJ) of the City of Seguin shall first be submitted to the Director of Planning for review and approved by the identified decider before being recorded with the County Clerk.	
Construction Plans	Construction plans required.	Construction plans required for Public Improvements.	
Block Length	Block lengths shall not exceed 1,200 feet except along arterial streets. Maximum block length along arterial shall be 1,600 feet.	Block lengths shall not exceed 1,200 feet or be less than 500 feet. The maximum block length along a railroad, body of water, or similar barrier shall be 2,400 feet.	

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Lot - Frontage Requirements	Single-family and two-family lots shall have a minimum of 36 feet of frontage and non-residential lots shall have a minimum of 60 feet of frontage along a dedicated, improved street.	No minimum frontage requirements; double-frontage lots highly discouraged.	
Lot - Extra Depth and Width	Additional depth may be required by planning commission if a one, two, or multifamily residential area backs up to a railroad ROW, high-pressure gasoline easement, oil or gas line easement, electric transmission lines easement, an arterial street, an industrial area, etc.	No requirements for additional lot depth or width.	
Lots - Common Areas (HOA)	Shall be shown on plat as extra lot.	No lot requirements regarding common areas.	
Common Lot Maintenance	The City has authority to take any appropriate action if the common area is not properly maintained. In addition, the City may complete such improvements or maintenance as determined by the city engineer.	Total responsibility for maintenance in perpetuity of such private improvements is borne by the association.	
Streets and ROW			

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Thoroughfare Plan	<p>The subdivider shall dedicate right-of-way according to the Guadalupe County thoroughfare plan, if such right-of-way is greater than prescribed elsewhere in this chapter. (Sec. 118-53.)</p>	<p>All subdivision improvements shall be designed and installed in accordance with all applicable elements of the Comprehensive Master Plan and Thoroughfare Plan and shall meet the minimum requirements established by the UDC and City Standard Details and Specifications.</p>	<p>When a proposed subdivision is located within the ETJ of a municipality, the owner shall be required to dedicate ROW pursuant to the Guadalupe County Major Thoroughfare Plan.</p>
Right-of-Way Width	<p>Per City requirements, based on road classifications.</p>	<p>The City will require streets in the ETJ to meet the County's requirement of 60' of dedicated right-of-way. The standard details for streets, with the exception of right-of-way width, shall meet the City of Seguin's standards.</p>	<p>ROW 60' requirement plus public utility easements as required.</p>
Driveway Permit	<p>No driveway permit requirement.</p>	<p>If any proposed new roads for the proposed subdivision connect to an existing County Road, the City will require the developer to first obtain a Driveway Permit from the County prior to final plat approval.</p>	
Street Jogs	<p>Street jogs with centerline offsets of less than 150 feet shall be prohibited.</p>	<p>No street jogs restrictions.</p>	
Half Streets	<p>All subdivisions shall have access to an adequate perimeter street approach street.</p>	<p>Half streets may only be provided on divided streets.</p>	

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Temporary Turnarounds	<p>Temporary turnarounds shall be required if the stub street is longer than the depth of one lot or 250 feet whichever is less.</p> <p>Shall not be more than 1,000 feet in length unless (1) a turn around bubble is provided and (2) it is recommended by the City Engineer and approved by the planning commission for specific reasons of topography or engineering design.</p>	<p>Dead-end streets and those which do not conform to adjacent established streets are to be avoided whenever possible.</p> <p>Dead-end streets and those which do not conform to adjacent established streets are to be avoided whenever possible.</p>	<p>Residential: turnarounds shall have an outside finished paved roadway diameter of 100 feet and a road ROW of 130 feet. Commercial: Developer must show analysis of how such roads are to be built to withstand the type and volume of traffic on said roads.</p>
Cul-de-Sacs			
Boundary Street Construction Exemptions	No boundary street construction exemption.	<p>Developments adjacent to designated state or federal roadways, no financial contribution other than ROW dedication is required. Developments that create 4 lots or less; or developments which front on a street which is not identified in the Thoroughfare Plan</p>	
Sidewalks			
Sidewalk Exemptions	No sidewalks are required along a local residential large-lot street section where there is no parking on the street and where each lot has at least 100 feet of frontage.	Subdivisions with four or fewer lots fronting on an existing street and not requiring the creation of a new street shall not be required to install sidewalks.	

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Sidewalk Widths	<p>4' along single- and two-family; 6' along multifamily and non-residential; 10' in front of a commercial or multifamily building where there is less than a 10' building setback.</p>	<p>Sidewalks in residential developments shall be a minimum of four feet in width and ADA compliant. Sidewalks in nonresidential developments, sidewalks located within the right-of-way, sidewalks located along arterials, collector streets, and state rights-of-way shall be a minimum of five feet in width and ADA compliant.</p>	
Sidewalk Waiver	<p>Sidewalk waivers considered by Planning Commission: if denied, then process stops. If recommended for approval, goes to City Council for final decision.</p>	<p>Optional fee-in-lieu of sidewalk installation where it is deemed impractical to construct sidewalks, as approved by the Planning Director or City Engineer. Sidewalk waiver is last resort.</p>	
TIA requirements			
Minimum Requirement	<p>100 or less Peak Hour Trips Require TIA Worksheet - No TIA required.</p>	<p>100 or less Peak Hour Trips require a PHT Generation Form - No TIA required.</p>	
Easements			
Utility Easements	<p>The location and width of sanitary sewer system, water, electrical, communication or other such utility easements shall be determined by the utility provider.</p>	<p>The location and width of necessary public utility easement shall be determined by utilities staff, or, in the instance of private utilities, by the private utility company concerned.</p>	

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Bikeways/Trails	The easement or right-of-way width and surface width of the bikeway or trail shall be determined by the planning commission at the time of plat approval.	Trails shall be placed in a right-of-way or pedestrian access easement. Pedestrian access easements shall be a minimum of fourteen (14) feet in width.	
Drainage	Subdivider is responsible for submitting a drainage study with construction plans to the city engineer. The study shall demonstrate to the city engineer's satisfaction that all ordinance and drainage and erosion control manual requirements are met.	Provide for the stormwater drainage needs of the development and the downstream areas impacted for a distance of 2,000 feet downstream from the proposed development; provided however, that if any appreciable adverse impact still exists at that distance, the City Engineer may require that additional drainage facilities be constructed to the point where any remaining adverse impacts are de minimus.	All drainage improvements shall be designed to intercept and transport runoff from 25 year flood event.
Drainage Easements	No structures, walls or other obstructions of any kind shall be placed within the limits of drainage easements shown on this plat. No landscaping, fences, or other type of modifications which alter the cross sections of the drainage easements or decreases the hydraulic capacity of the easement, as approved, shall be allowed without the approval of the City Engineer.	THE EASEMENT 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	

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Drainage Mitigation Requirements	Mitigation through detention, retention, or some other technique must be designed, constructed, and maintained to reduce the post-development discharge rates to below that of pre-development/existing rates for the two (2), ten (10), twenty-five (25), and one-hundred (100) year design storms.	Provide detention (attenuation) for the five required storms: 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storms	
Streetflow Containment	All roadways and/or paved alleys must contain the 100-year flow within the right-of-way.	100-yr flows must be contained in the rights-of-way for all street classifications.	

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	<p>The city shall inspect all required improvements to ensure that construction is being accomplished in accordance with the plans and specifications approved by the city.</p> <p>The city engineer shall accept such improvements for the city, subject to the guaranty of material and workmanship provisions (Sec. 118-38).</p> <p>The applicant shall be responsible for guaranteeing that all materials and workmanship in connection with public improvements are free of defects for a period of two years after acceptance of the improvements by the city engineer.</p>	<p>The City Engineer shall inspect the required improvements to be in compliance with the approved engineering plans and specifications for said improvements.</p> <p>Once all requirements and obligations are met, the City Engineer, or his designee, shall issue a Letter of Acceptance for the improvements.</p> <p>The subdivider shall provide a one year warranty for all infrastructure accepted by the City.</p>	
Public Infrastructure	Public Infrastructure		
Sewage	Sewage		
	<p>Subdivisions requiring platting will be served by TCEQ approved public water supply and will utilize individual OSSF methods for sewage disposal, shall provide lots having surface areas of at least 1 acre and must follow County requirements.</p>	<p>OSSF permitting requirements decided by the County consistent with TCEQ's guidelines.</p>	<p>A representative sample of the proposed tracts or lots will be tested and results approved by the Guadalupe County Environmental Health Department. If the tests are not acceptable, corrective measures as specified are required.</p>
On-Site Sewage Facilities	On-Site Sewage Facilities		

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Wastewater	Connection with the sanitary sewer system shall be required except where the planning commission, upon the recommendation of the planning director, determines that such connection will require unreasonable expenditure, when compared with other methods of sewage disposal.	All wastewater systems shall be designed and constructed in accordance with the UDC Technical Manual and City of Seguin Standard Details. The use of on-site sewage facilities may be permitted on existing lots and minor plats where no main exists within 300 feet, with the approval of the city engineer and Planning Director.	
Signs			
Regulated Sign Types	Regulates off-premise signs to City standards.	Regulates billboard signs to City standards.	
Parks			
Parkland Dedication	Subdivisions in the ETJ are subject to parkland dedication requirements.	Subdivisions in the ETJ are subject to the requirements of fee-in-lieu of land dedication and park development. Public parkland dedication and park development is not accepted in the ETJ.	