

## Proposed General Land Use Plan

Regarding the property at 102 Lenz Dr. Seguin, Texas 78155 (Property ID: 195969)

### Development and land uses/activities planned for the site:

- We propose to use the backyard of the property adjacent to ~~the Power Plant~~ The Powerplant Texas Grill as a ceremony grounds for weddings/events.
- The only change or development of the property was the installation of sidewalks for ease of mobility and concrete slabs for chairs and a non-permanent gazebo.
- Any other amenities item(s) related to the ceremony would be brought in and taken out the day of the event or by the next day (tents, tables, chairs, restroom trailers, etc.)

### Exhibit A:

We intend to use the parking areas to the South of ~~closest to the Power Plant~~ The Powerplant Texas Grill that connects to the existing parking lots for the proposed site (include land survey with highlighted areas shown on Exhibit A).

### Proposed activities/uses for the house:

- The house would be a separate operation leased to individuals as a short-term rental similar to an Airbnb, but we would not be utilizing a third-party app to lease the house.
- Guests leasing the house would have access to the grounds to use during their stay.
- Guests of the ceremony grounds would not have access to the house.

### Proposed activities/uses for the open space/yard areas:

- We would like to offer the use of the property – open space and yard areas only for ceremonies of various nature: No receptions, parties, or events will be allowed.
- Primarily, we assume we would be hosting weddings in which the couple could utilize the property for the ceremony itself with a specified amount of time before and after for setting up, decorating, cleaning up and pictures.
- Ceremonies shall end by 8pm.
- No onsite dining or alcohol will be served to guests before, during or after the ceremony.
- Any activity of ceremony shall be 150' from property line to the west.
- No live bands or DJs will be allowed.
- Acoustics and or lighting shall not be directed towards residential homes.

#### **Proposed parking accommodations for guests:**

- Approval Shall be obtained from the City of Seguin to use the parking lot at The Powerplant Texas Grill for this proposed use.
- Guests would use the parking lots at the Seguin Power Plant and walk through the gate on the back/side of the property to attend ceremonies on the property. We would NOT allow guests of the ceremonies to park on Lenz Dr or at the house.
- Only tenants leasing the house would be allowed to park at the house.
- Signage shall be displayed at 102 Lenz Dr. that parking at that location is for occupants of the house only, and no event parking is allowed.

#### **Proposed restroom facilities for guests:**

- ~~We will bring in portable restroom trailers to accommodate the appropriate number of people at each event.~~ Restrooms located in The Powerplant Texas Grill will be used for the proposed ceremonies.

#### **Typical hours of operations for events:**

- The hours for the property would be similar to the hours of the restaurant (Mon, Tue, Wed, Thur 11:00 am - 8:30 pm, Fri, Sat 11:00 am - 9:30 pm, Sun 11:00 am - 8:00 pm). Guests of the ceremonies on the property would, however, be off the property earlier than closing time of the restaurant as the group would move to the restaurant after the ceremony and pictures. 11:00 am – ~~10:00 pm~~ 8:00pm would be a reasonable time frame to accommodate both day and evening ceremonies. Each group would have ~~3-4 hours to use the property~~ 3 hours before 11am to set-up, clean-up, decorating, ~~the ceremony itself~~ and pictures, clean-up may extend after the 8:00pm ceremony time.

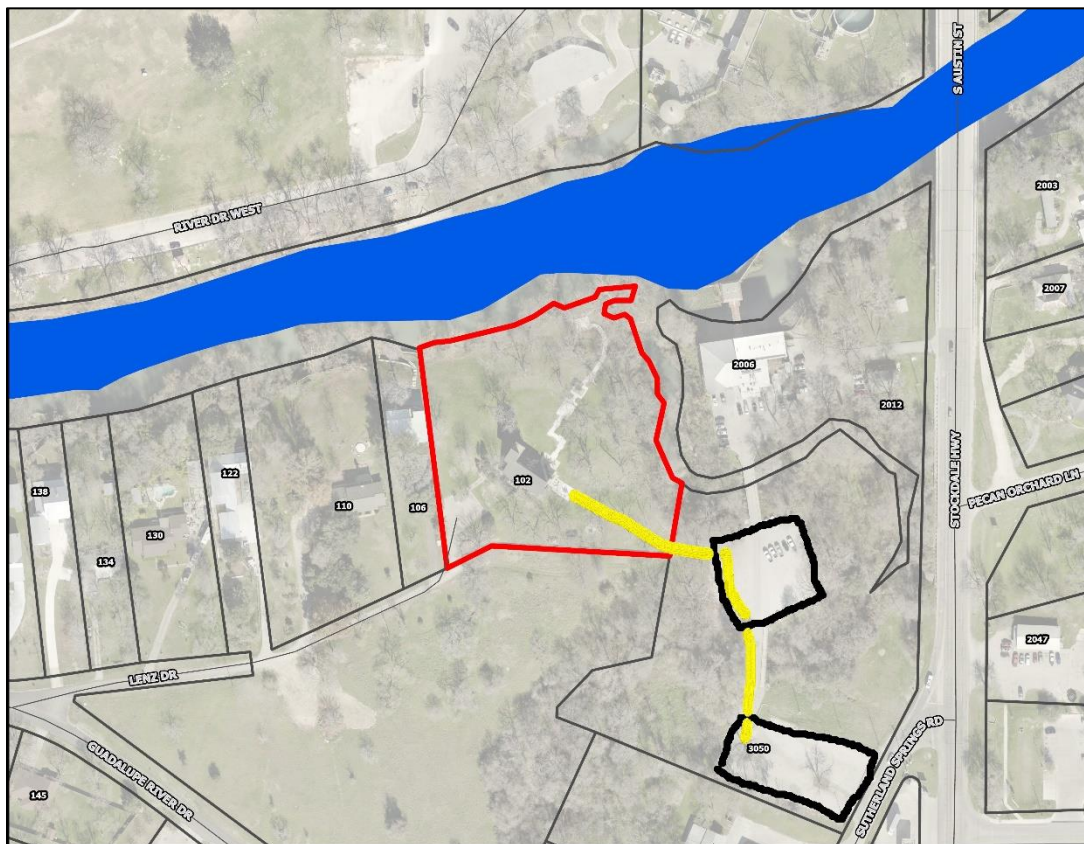
#### **Any proposed new site improvements and/or structures to be built, etc.**

- We did install sidewalks and concrete slabs, but do not have plans to build or install any other permanent structures
- Anything needed for each ceremony would be brought in and removed the same day.
- A landscaping buffer consisting of trees and shrubs shall be provided along the west of the property and shall be situated in a manner to screen the proposed ceremony site from the neighbor to the west.
- The existing parking area(s) of The Powerplant Texas Grill shall be restriped.

**Other:**

- The GLUP is not transferable.
- If 102 Lenz Dr. were to change owners, the GLUP will become voided, and the property will revert to the rules and regulations for Single-Family Residential (R-1) zoning, while still containing the PUD zoning.
- Any new property owner at 102 Lenz Dr. would be required to go through the GLUP process to be allowed to function as a ceremony grounds.

The intention is that we are simply offering a more scenic and larger piece of property as an extension of the Power Plant to be used for ceremonies with the celebration or reception being held on the grounds of the restaurant after the ceremony has concluded.



*Exhibit A*