

GENERAL LAND USE PLAN

1. Definitions

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Seguin, Texas, herein after referred to as “the Code”

2. Property

This General Land Use Plan (Plan) covers approximately 6.797 acres of land located in the city limits of Seguin, Texas, and more in particularly described in Exhibit A attached hereto.

3. Purpose

The purpose of this Plan is to insure a Planned Unit Development (“PUD”) development that 1) is equal to or superior to development that would occur under standard ordinance requirements, 2) is in harmony with the Comprehensive Plan, 3) does not have an adverse effect upon adjacent properties, the character of the neighborhood, traffic conditions, parking, utilities, or any other matters affecting the public health, safety, and welfare, 4) will be developed and maintained so as to not to dominate, by scale or any massing of structures, the immediate neighboring properties or interfere with their development nor used in accordance with any existing zoning district.

4. Applicability of City Ordinances

a. Zoning Ordinance

The Property shall be regulated for purposes for zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections in the Code.

b. Other Ordinances

All other Ordinances within the Code shall apply to the Property, except where clearly modified by this Plan.

5. Permitted Use

The permitted use of the Property shall be residential homes, apartments, retail business, office space, convenience store/gas station, car wash, and storage facility.

6. Outdoor Storage and Display Area

No outdoor storage or display shall be permitted on this site

7. Building Materials

Metal structure and roofing are permitted and will comply to the current City Codes and Ordinances.

8. Landscape/Fencing

a. Buffer Adjacent to the Single Family Neighborhood

Solid concrete privacy fencing 7 ft. tall, similar to what is located between the residential neighborhood and the Medical Offices, Casa Sol Restaurant, and Social Security Building located to the north of property, shall be installed along the south property line going west for approximately 490 ft. starting at the existing southeast point of the 25 ft. set back along Harry Miller Pass. Communicate with adjacent property owners to replace the existing wood fencing located along their north property line with the new concrete fencing.

Approximately a 20 ft. landscape buffer shall be provided to the north of the new 7 ft concrete fencing. The property owners shall maintain the vegetative buffer.

b. Other fencing

Wrought iron fencing, chain link fencing, wood privacy fencing is permitted along the west property line and along Harry Miller Pass provided compliance to the City Codes and Ordinances.

c. General Landscaping Requirements

General landscaping requirements of the Zoning Code shall apply to the remainder of the Property.

9. Lighting

External lighting shall not project light on the surrounding residential properties.

10. Parking

Parking will comply to the current ADA and City Codes.

11. Sidewalks

All sidewalks will be located and constructed complying to the City Code and ADA standards.

12. Signage

Signage will consist of a monument sign on the front northwest point of the property closest to 123 bypass.

13. Garbage Container Screening

The garbage container shall be placed as far from the adjacent residential property line as determined by City Staff. The screening of the container shall be in accordance with the City's current regulations.

