

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, hereinafter referred to as "the Code."

2. Property

This General Land Use Plan ("Plan") covers approximately 0.4267 acres of land, located within the city limits of Seguin, Texas, and more 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 the 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, and 4) will be developed and maintained so as to not dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use 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 a restaurant with alcohol sales.

6. Outdoor Storage and Display Area

No outdoor storage or display shall be permitted on this site.

7. Building Materials

Any remodeling of the building shall use materials that are compatible with the existing building materials. Restoration to the original building façade is permitted provided that all City Codes are adhered to and does not pose a safety or environmental hazard to the public. Roofing materials shall follow building codes and may include the use of metal materials.

8. Landscaping/Fencing

a. Buffer Adjacent to the Single Family Residence properties

Fencing and landscape buffers shall be provided between the western Property line starting at 15 feet from the W Nolte Street curb to 90 feet from the Walnut Branch linear park property line.

A three foot tall privacy fence with a 25 foot length shall be constructed from a point 15 feet north of the W Nolte Street curb.

In continuation of the fencing, a six foot tall privacy fence shall be constructed at the northern terminus of the three foot tall fence and extend 85 feet to the north (approximately 90 feet south of the park property line).

A landscaping buffer shall be provided from the northern terminus of the six foot privacy fence to the Park's southern property line. The landscaping buffer shall be no higher than four feet in height. The landscaping shall be comprised of vegetation that is compatible with the surrounding vegetation and thrive in the Property's physical conditions. The Property Owners shall maintain the vegetative buffer.

Fencing on the Property shall not affect the adjacent property owner's easement to the park.

b. General Landscaping Requirements

Landscaping shall include the retention of any existing protected trees per the City's Tree Ordinance. If tree removal is necessary, the procedure for removal will adhere to the City's Tree Ordinance.

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 residence properties and not detract from the natural landscaping.

10. Parking

Parking for the Property will consist of surrounding on-street public parking.

- a. Two ADA parallel parking will be constructed in front of the Property on W Nolte Street. The Property owners will be responsible for building these spaces in compliance with City's Codes.
- b. Twelve 60 degrees parking will be constructed on the north side of W Nolte Street adjacent to the Walnut Branch Linear Park. The City will be responsible for

construction of these spaces. The City will shift the center line of the street three feet to the south and place "No Parking" signs along the south side of W Nolte Street from the bridge to the western boundary of the Library property. In conjunction with the parking space construction, the City will also construct a sidewalk that will be located within the Park along the southern property line. The sidewalk will tie into the existing sidewalk.

- c. Existing public parking areas can be utilized: North parking lot of the Walnut Branch Linear Park (accessible via W Court Street) and the future Library parking lot.

11. Sidewalks

Sidewalks shall be constructed in front of the Property and tie into the City's constructed sidewalk along the southern boundary of the park. The sidewalk will provide ADA compliant access to the two parallel parking spaces; the entire length of this sidewalk will be compliant with ADA requirements.

12. Signage

Signage will consist of a monument sign in the front of the Property along W Nolte Street. An additional smaller sign may be placed in the rear of the Property close to the park's bridge.

13. Garbage Container Screening

For new eating establishments, the garbage container shall be placed as far from any property line adjacent to residential uses as reasonably possible as determined by City Staff. The garbage container shall be placed on the existing driveway on the east side of the Property. The container shall be placed close to the street curb without blocking the proposed sidewalk. The screening of the container shall be in accordance with the City's current regulations.

14. Outdoor Dining Areas

Outdoor dining areas will consist of upper and lower decks located on the north side of the building. The upper deck will provide access to the building's interior and allow for possible expansion of more outdoor dining. The lower deck will be accessed via the upper deck. The decking shall be skirted with material compatible to the building façade.

NOTES:

BASIS OF BEARING IS WGS84.

TRI COUNTY SURVEYING INC. HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

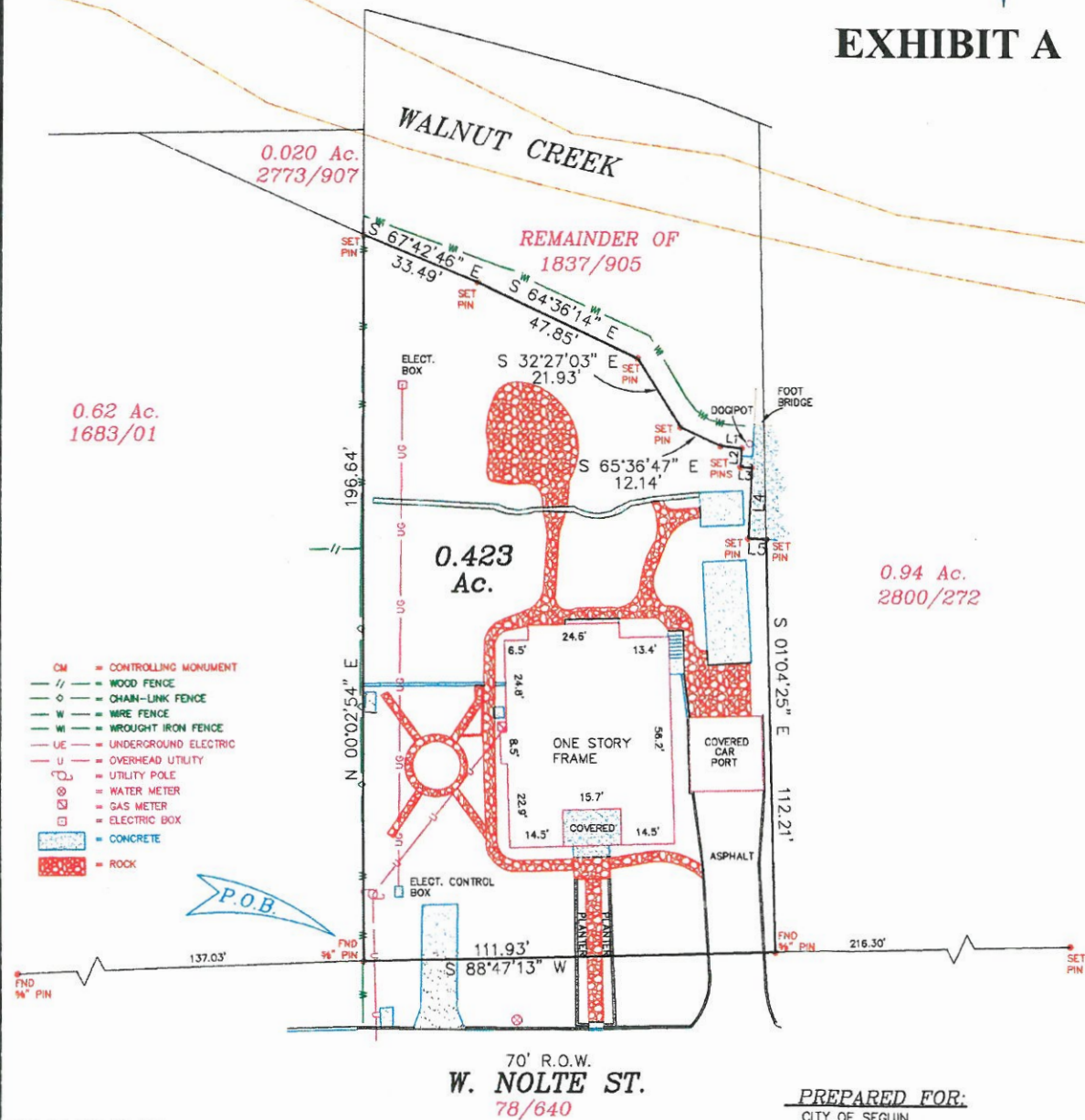
THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO CITY OF SEGUIN SUBDIVISION REGULATIONS.

LINE	DIRECTION	DISTANCE
L1	S 83°23'36" E	5.84'
L2	S 03°16'22" W	5.02'
L3	S 86°40'31" E	3.09'
L4	S 02°54'18" W	19.24'
L5	S 86°54'39" E	4.97'

SCALE:
1" = 30'



EXHIBIT A

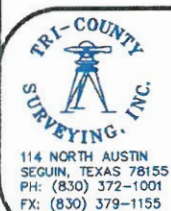


320 W. NOLTE ST.

PLAT SHOWING:

SURVEY OF A 0.423 OF AN ACRE TRACT OF LAND SITUATED IN THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT 6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CONVEYED TO THE CITY OF SEGUIN, TEXAS, BY DEED RECORDED IN VOLUME 1837, PAGE 905, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF GUADALUPE:



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





AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: SEPTEMBER 11, 2012

PROJECT NO.: 0710116 DWG No.: 0710116-m2

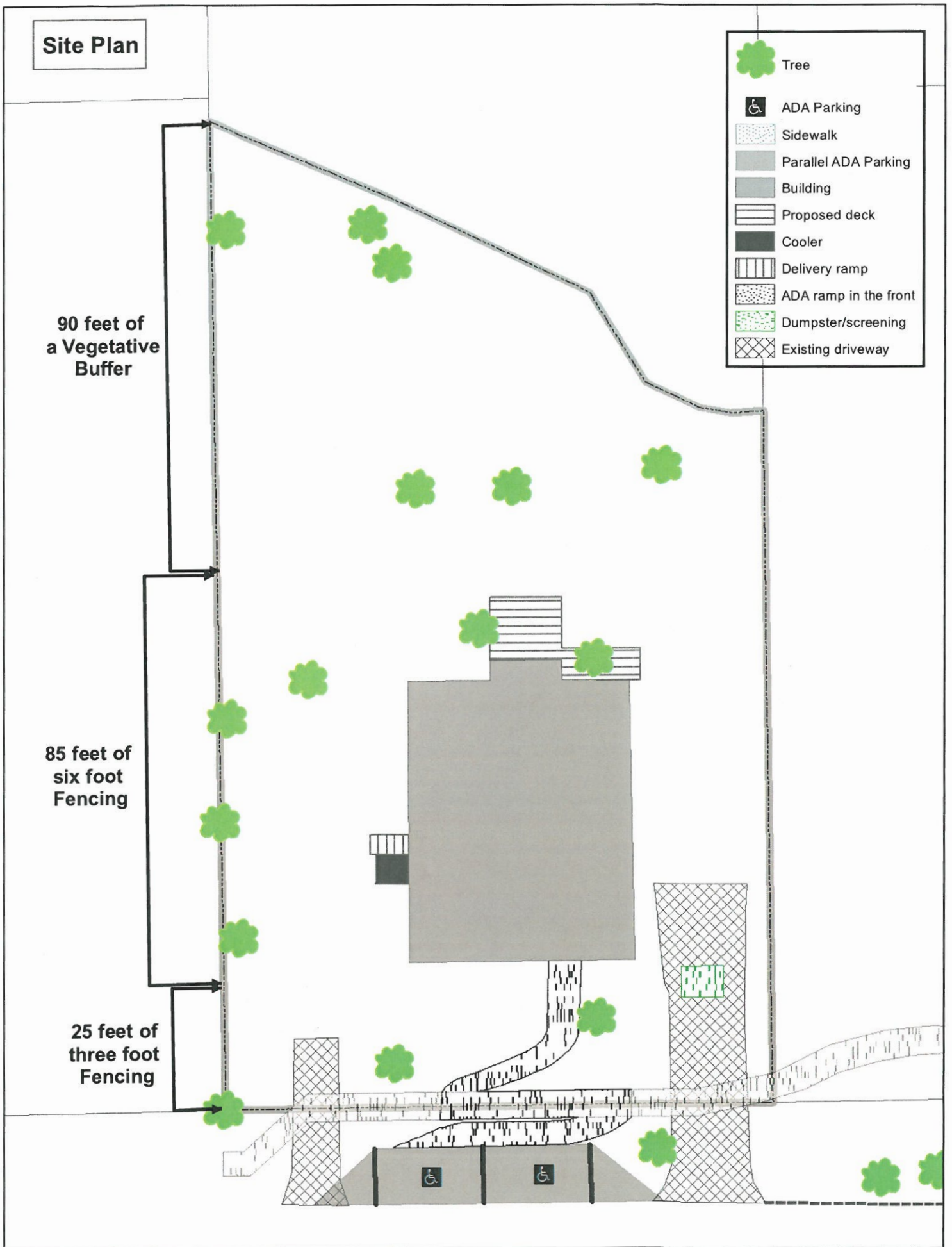
Site Plan

-  Tree
-  ADA Parking
-  Sidewalk
-  Parallel ADA Parking
-  Building
-  Proposed deck
-  Cooler
-  Delivery ramp
-  ADA ramp in the front
-  Dumpster/screening
-  Existing driveway

90 feet of
a Vegetative
Buffer

85 feet of
six foot
Fencing

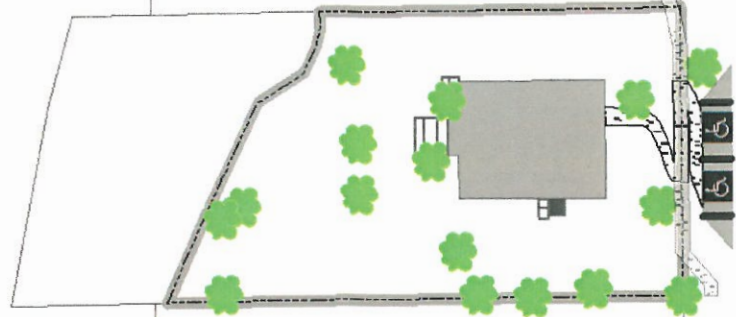
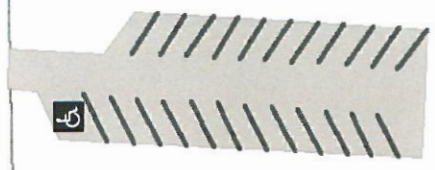
25 feet of
three foot
Fencing



Site Plan with Non-Exclusive Parking

W COURT ST

Walnut Creek
Sidewalk
Parking Spaces
Tree
ADA Parking
Building
Proposed deck
Cooler
Delivery ramp
ADA ramp in the front



S GOODRICH ST

W NOLTE ST