

Seguin Town Center General Land Use Plan Narrative

I. Introduction

The Seguin Town Center is a mixed-use development planned for an approximate 547-acre tract located at Interstate 10 and Friesenhahn extending to FM 78. This planned unit development has been prepared by A-L 97 IH 10-SH 46, L.P. (the “Developer”) pursuant to the City of Seguin ordinances related to Planned Unit Development (“PUD”) Districts. This document is provided to replace the previously approved General Land Use Plan (GLUP) for the property. The purpose of the PUD is to encourage flexibility in the uses in the development of the land to meet changing market demands in order to promote the most appropriate design. These requirements will help to facilitate the development of the property in a harmonious way to service the community (the “Project”).

The development and operation of the Project shall be governed solely by the terms of this GLUP and the Seguin Unified Development Code (the “UDC”), and all applicable state and local laws. In the event of any conflicts between the terms and provisions of this GLUP and terms and conditions of the Unified Development Code, present or future, the terms and provisions of this PUD shall supersede and control.

II. Existing Conditions

Physical Opportunities and Constraints

Located at the southwest corner of the intersection of Interstate 10 and Friesenhahn, the Project is composed of approximately 547 acres as depicted in Exhibit A – Area Location Map and is defined in the Exhibit B – Legal Description for the property tracts.

There is an existing drainage pattern, identified as Guadalupe Tributary 4a, extending from the northern portion of the property to the western property line of the Project, which creates a 100-year floodplain. This floodplain will be addressed to increase the developable land while mitigating the impact. There is an existing electrical transmission line in an 80’ easement that extends across the southern portion of the property from east to west. A pipeline easement exists in the southwestern portion of the property. Each of these constraints are accounted for in the design and planning of the Project.

Surrounding Land Use

The mix of land uses that are adjacent to the Project range from single family residential to commercial/industrial uses. Immediately to the west of the Project is a mixture of large tract single family residential with zoning designation of Agricultural Ranch and Manufactured-Residential. FM 78 and a railroad line borders the northern portion of the Project with a mixture of single-family tracts zoned as Single Family Residential 2 and Light Industrial. The property to the east is zoned as Commercial and has a range of commercial activities and undeveloped land. Land on the southern side of the interstate consist of developed and undeveloped industrial tracts.

III. Project Description

Compliance with Future Land Use Plan

The City of Seguin Future Land Use Plan includes a mixture of projected land uses for the Project area. An area of Commercial Corridor use is designated along the frontage area along Interstate 10. There is an area of Suburban Residential use shown in the western portion of the property north of the Commercial Corridor portion. The northern portion of the property is designated as Commerce Center.

Plan Description

The Concept Plan consists of various potential uses including commercial uses, multi-family and hospitality components, and light industrial uses. The commercial portion of the Project along the interstate frontage includes potential for multiple large retail anchor tenants, multi-tenant retail, restaurant, and entertainment uses. North of the commercial frontage, a mixed-use area of potentially light industrial, multi-family, hospitality, and entertainment uses are planned. The northern portion of the Project will be a mixture of light industrial, multi-family and commercial uses. A large drainage facility will be constructed to mitigate the existing flood plain within the Project and also provide detention for the development of the Project.

Access to the Project will be taken from Interstate 10 frontage road where driveway connections with deceleration lanes have already been constructed, from Friesenhahn and from FM 78. Adequate internal circulation will be provided within the Project to ensure appropriate access and internal connectivity between the uses and the external roadways.

The Project will be developed with consistent architectural elements, signage and landscaping plan that will create cohesiveness amongst the various users as well as to help unify the Project and create an aesthetically pleasing destination for residents and visitors to the area.

General Project Character

Architecture: All buildings within the Project will be constructed to meet Architectural Guidelines established for the property. Compliance with the guidelines will be managed by a Commercial Association to govern the property within the Project. In general, the guidelines will meet the requirements of the City's IH 10 Overlay District allowing for a mixture of finishes for the buildings including masonry (painted or treated), wood, brick, simulated siding, and glass finishes.

Zoning

Current Zoning: The property is zoned as Planned Unit Development, though the adopted general land plan for the existing PUD has expired. The General Land Use Plan for this project identifies areas of development with specific concentrations of uses within each area.

Land Uses: The Project consists of a variety of uses. It is proposed that the uses allowed within the zoning categories of Commercial (C), Multi-Family High Density (MF-3) with no maximum density, Public (P), and Light Industrial (LI) be allowed within the PUD.

The uses and characteristics of the land uses is defined further in the following sections:

Light Industrial

The following uses will be permitted within the areas designated to include light industrial as a use provided it meets the operational and design standard outlined below:

Permitted uses within Light Industrial include:

- Welding, stamping and forming provided performed entirely indoors
- Light assembly operations
- CNC machining and fabrication

- Powder coating and industrial painting, provided these activities are performed entirely indoors and ancillary to the manufacturing process of a product
- Warehousing and distribution, including but not limited to last-mile logistic operations
- 3D printing and additive manufacturing
- Food and beverage processing such as bottling, packaging and roasting
- Electronics manufacturing and assembly such as circuit boards and sensors, including semiconductor component assembly, manufacturing or testing, excluding on site wafer fabrication or chemical etching
- Medical device manufacturing
- Clean Energy equipment production and manufacturing
- Automotive parts and component manufacturing, such as brake systems, interior assemblies, under-hood parts, provided that all manufacturing processes occur entirely indoors and outdoor storage is screened. Operations should not emit particulates, odor, smoke, gas fumes, light above legally approved standards by governmental entities.
- Data centers, server farms or colocation facilities
- Research and Development (R&D) laboratories, including those associated with advanced manufacturing, life sciences, clean energy, or technology, provided all activities are conducted indoors.

The following uses are prohibited in Light Industrial areas:

- Steel, aluminum, or other metal mills and foundries
- Cement or concrete batch plants (unless temporary for onsite construction activities) or product manufacturing
- Asphalt or roofing shingle production
- Petroleum refining
- Large-scale outdoor woodworking or lumber mills
- Meat processing, slaughterhouses or rendering facilities
- Large scale (defined as more than 35% of the leased space of the premises) chemical manufacturing such as solvents, resins, pesticides.
- Recycling, salvage, or scrap yard operations
- Bulk hazardous materials storage or distribution

The operational standards within the light industrial use areas are defined below:

- All manufacturing, fabrication, and assembly must occur within enclosed buildings.
- Outdoor storage shall be limited to non-hazardous materials and screened from public view.
- All environmental controls shall meet all governmental standards.

The following design standards shall apply to light industrial use areas:

- Building materials – Primary exterior walls must be constructed of concrete tilt-wall, architectural metal panels, or masonry. Stucco or EIFS is permitted only as an accent material.
- Façade Articulation: Street-facing facades must include articulation, glazing, material variation, or architectural detailing to avoid blank walls.
- Screening: All rooftop equipment, loading docks, and outdoor storage must be screened from public right-of-way.
- Landscape Buffer: a 25' foot landscape buffer with a 6'-high fence and 50' building setback between light industrial uses and single-family uses.

Multi-Family

The areas of multi-family use within the development will be developed in a manner consistent with the City MF-3 zoning district with the following operation and design standards.

No density limit will be applied to the multi-family use within the development, though there will be no more than 25 contiguous acres of multi-family within the development. Access will be provided by internal roads within the development.

Any multi-family use that abuts single-family shall meet the buffer requirements and provide the following: building setback shall be standard building setback plus 10' for the first story and 5' for each additional story of the multi-family structure with landscape buffer of one 4-inch caliber tree every 20 feet. Parking is allowed in the buffer area with a setback of 15 feet from the property line.

Commercial

The areas of commercial uses within the development shall consist of a wide range of commercial retail uses, offices, and business and personal uses.

Permitted uses within the Commercial use areas include:

- Retail uses
- Professional office
- Community Center
- Medical Office, including emergency room services and hospital
- Veterinary office with enclosed kennel
- Restaurants, including those with drive-through and pick-up window services
- Commercial indoor and outdoor entertainment uses
- Day Care
- Auto repair and services
- Auto sales
- Car wash
- Gas station
- Assisted Living Facility
- Nursing Home or Convalescent Home
- Vocational school
- University/College
- Governmental buildings and uses
- Religious assembly facilities
- Hotel/Motel including bed and breakfast
- RV Park
- Fitness Club
- Outdoor festivals
- Driving range
- Event Halls and facilities
- Communication tower
- Farmer's Market
- Financial institution with drive-through

The following design standards shall apply to commercial use areas:

- In order to promote cross access and shared parking within the parking lot, median breaks within larger parking fields will not be required.
- Due to the shared nature of parking field areas, a minimum of 1 parking space per 250 square feet of building area will be provided within the commercial area.
- Stacking space shall be provided for drive-through facilities within the development:
 - For financial institutions, each teller window or ATM station shall be provided with a minimum two stacking spaces.
 - For a drive-through restaurant, a minimum of three stacking spaces shall be provided from the order location and a minimum of two stacking spaces at each vehicle stop window (payment/pick-up windows).
 - For restaurants with pick-up windows only (no ordering), a minimum of two stacking spaces will be required.
 - Escape or bypass lanes will not be required.
- Seasonal sales and outside storage shall be allowed based on the following:
 - Temporary seasonal outdoor sales may occupy the parking areas for seasonal sales on a temporary basis only, for a maximum of ninety (90) days for display of seasonal materials and a maximum of twelve (12) displays per calendar year.
 - Occasional sidewalk sales located immediately in front of the premises of a tenant or user may be conducted as long as the sidewalk sales do not impair ingress and egress on such sidewalks.
 - Outside storage within the Commercial area shall not exceed 20% of the front area between the building line as constructed and the property line. Any storage on the side shall be screened.

Project Development Regulations

With some exceptions contained herein, the Project will conform to the development regulations within the City of Seguin UDC. Any items not specifically addressed below shall revert to the regulations within the UDC. The regulations below shall apply to all development within the Project:

Building Height: No restriction on the maximum height of the building.

Minimum Building Setbacks: The below building and parking setbacks shall be adhered to on all development within the Project:

Public Street Setback: 10' Parking setback/ 20' Building setback

Side Setback (Interior): 10' side building setback – except for where shared walls may exist with a zero setback

Rear Setback: 5' Parking setback / 15' Building setback

Impervious Cover Maximum: 90% for Commercial and Light Industrial uses and 80% for multi-family uses

Tree Mitigation Requirements:

The majority of the Project area is currently unwooded with the only areas with significant number of trees is the area in which the drainage facilities for the Project are to be constructed. A tree survey showing protected trees shall be furnished to the City. Along the drainage channel to be constructed a 2" caliber tree shall be planted every 200 feet alternating on each side of the channel.

Signage

On-premise and off-premise pylon and monument signs will be provided in a cohesive manner throughout the Project. No businesses from outside of the Project area shall be included on the signage. The final locations and architectural design of the approved signs may vary depending on the final layout of the Project and shall be determined by the Developer. So long as the maximum size and number of approved signs does not differ materially from those depicted in the Signage Exhibits such signs shall be deemed as approved by planning.

Wall signs: The maximum horizontal length of any tenant wall sign within the commercial use areas shall not exceed 80% of the width of the such tenant's usable storefront. Except for the foregoing, walls signs shall be allowed within the Project without limitation to the number, size or location of such wall signs.

National Chain Signs: A National chain is defined as a retail business which operates 25 or more units under the same trade name. The standard signs and logos of a National Chain, including but not limited to marquee signs, projecting signs, wall signs and roof signs, shall be permitted so long as such signs and logos do not utilize flashing, moving or audible lights or appurtenances.

Expiration of General Land Use Plan

If no construction has commenced within five years from the approval of the GLUP, the GLUP will expire.