

## MEMO

**TO:** City of Seguin **DATE:** 7/3/2024  
**FROM:** Curtis Lee, P.E. *CL* **PROJECT NO.:** 11684-04  
**cc:** File  
**RE:** Walnut Springs, General Land Use Plan

### 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.”

### PROPERTY

The Walnut Springs General Land Use Plan (“Plan”) covers approximately 411 acres of land, located within the city limits of Seguin, Texas, and more particularly described as Exhibit “A”, attached hereto.

### 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 development and maintained so as to not dominate, by scale or massing of structure, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

**APPLICABILITY OF CITY ORDINANCES**

**Zoning Ordinance**

The mixed-use development will be comprised of the following uses:

**Table 1. Single Family Residential**

Lot Size	Minimum Lot Width	Base Zoning District	Max Percentage of Single-Family Homes by Lot Size	Max Impervious Cover by Lot Size
40' Lots	Internal- 40' Corner- 50'	N/A	45%	65%
50' Lots	Internal-50' Corner- 60'	R-2	15% - 30%	65%
60' Lots	Internal- 60' Corner- 60'	R-2	15% - 30%	65%
70' Lots	Internal- 70' Corner- 70'	R-2	10%	65%

**Table 2. Commercial**

Acreage (AC)	Proposed Use	Base Zoning District
11.21	Small Scale, Limited Impact Commercial, Retail, Personal Service, Office Use, Amenity Center	Neighborhood Commercial

The 40' lots will be subject to the following lot development standards:

**Table 3. 40' Lot Zoning District**

<b>Lot Frontage (internal lot) Min.</b>	40'
<b>Lot Frontage (corner lot) Min.</b>	50'
<b>Lot Area (internal lot) Min.</b>	4,000 SF
<b>Lot Area (corner lot) Min.</b>	5,000 SF
<b>Lot Depth Min.</b>	100' Min, 120' Typical
<b>Units per Acre Max</b>	8
<b>Front Yard Setback Min.</b>	25
<b>Rear Yard Setback (Primary Structure) Min.</b>	15
<b>Rear Yard Setback (Accessory Structure) Min.</b>	5
<b>Side Setback (internal Lot) Min.</b>	5
<b>Side Setback (corner Lot) Min.</b>	15
<b>Impervious Coverage Max.</b>	65%
<b>Height of Structures Max (whichever is less)</b>	30' or 2 1/2 stories
<b>Off-Lot Parking Requirement</b>	1 space per 3.5 Single Family Homes

To ensure that adequate parking is provided within the areas developed with the 40'-lot product, off-lot parking will be provided at the ratio shown in the table above. Developer shall incorporate green spaces into the parking areas. Each parking area will be uniquely designed to meet the character of the neighborhood. The off-lot parking spaces will be located off-lot and off-street. The off-lot parking spaces,

drive lanes, and landscaping will be owned and maintained by the Homeowner's Association (HOA). However, in the case of parking pods that have a looped street around them and where lots front onto that street, the looped street would be part of the public street system and will be the responsibility of the City to maintain as with the other public streets constructed and accepted by the City of Seguin.

### ***Other Ordinances***

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

### **PERMITTED USE**

The permitted uses for the property will be controlled by the Base Zoning District. In the case of the 40' lot products, which have no base zoning district listed, land uses shall only be allowed in accordance with the allowed uses within the R-2 Zoning Districts.

### **PARK SPACE**

Parkland will be dedicated in accordance with the City of Seguin Code of Ordinances.

### **BUILDING MATERIALS**

Building materials will be designed in accordance with the City of Seguin Code of Ordinances.

### **LANDSCAPING/ FENCING**

Landscaping and fencing details will be designed in accordance with the City of Seguin Code of Ordinances.

### **GENERAL LANDSCAPING REQUIREMENTS**

Landscaping details will be designed in accordance with the City of Seguin Code of Ordinances.

### **LIGHTING**

External lighting on the commercial and school sites shall not project light on the surrounding residence properties and not detract from the natural landscaping. Lighting shall be installed as required in accordance with the City of Seguin Code of Ordinances.

## **PARKING**

### **Commercial Properties**

Off-street parking requirements for the commercial properties will be met onsite for each of the commercial sites in compliance with City of Seguin Code of Ordinances. Off-street parking requirements for residential properties shall be two (on-lot) off-street parking spaces for each dwelling. Off-lot parking spaces within the areas with the 40' lot product shall be in addition to these requirements.

## **SIDEWALKS**

Sidewalks will be constructed along the public rights-of-way in compliance with the City of Seguin Street Standards and meet the requirements of the R-2 zoning district. Sidewalks will be ADA compliant.

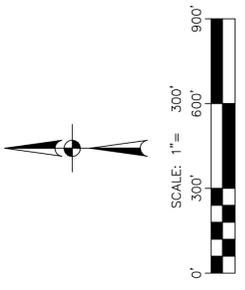
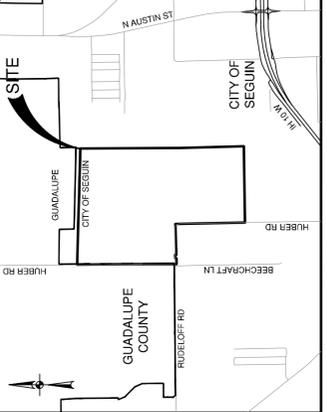
## **SIGNAGE/ MONUMENTATION**

Signage and monumentation will be designed in accordance with the City of Seguin Code of Ordinances.

# WALNUT SPRINGS SEGUN, TEXAS GENERAL LAND USE PLAN

**Pape-Dawson ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10028800

NO.	REVISION	DATE

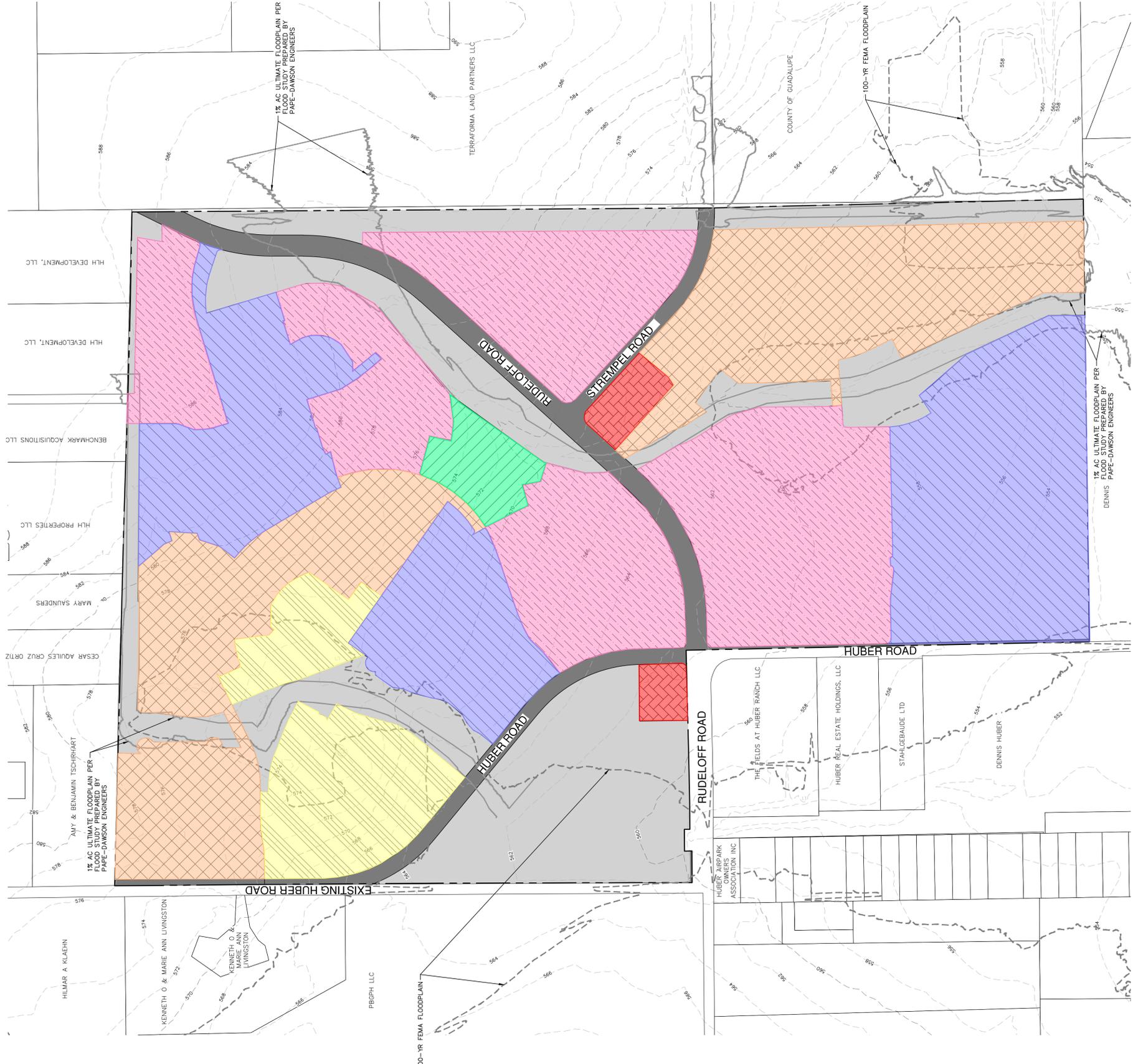


**LEGEND**

	AMENITY CENTER (6.12 ACRES)
	RETAIL/COMMERCIAL (5.09 ACRES)
	R-2 (40' LOT MINIMUM) (101.50 ACRES)
	R-2 (50' LOT MINIMUM) (88.66 ACRES)
	R-2 (60' LOT MINIMUM) (79.15 ACRES)
	R-2 (70' LOT MINIMUM) (26.19 ACRES)
	OPEN SPACE (84.59 ACRES)
	PROPOSED ROADWAY (21.49 ACRES)

TOTAL ACREAGE OF PROPOSED DEVELOPMENT: 410.8 ACRES

- GENERAL LAND USE PLAN (GLUP) NOTES:**
1. THE ALIGNMENT OF STREMPPEL ROAD IS NOT APPROVED AS DEPICTED. THE ALIGNMENT OF STREMPPEL ROAD IS SUBJECT TO THE CITY OF SEGUN'S APPROVAL. THE EXACT ALIGNMENT IS STILL PENDING. THE EXACT ALIGNMENT ARE SUBJECT TO THE CITY OF SEGUN'S APPROVAL.
  2. THE REALIGNMENT OF HUBER ROAD IS NOT APPROVED AS DEPICTED. THE PROPOSED ALIGNMENT IS GENERALLY ACCEPTABLE BUT IS SUBJECT TO THE CITY OF SEGUN'S APPROVAL.
  3. CHANGES TO THE ROAD ALIGNMENTS MAY NECESSITATE MINOR CHANGES IN THE AREAS OF THE LAND USES AND LOT TYPES AS SHOWN ON THIS PLAN. THE PLANNING DIRECTOR SHALL REVIEW AND APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR AS LONG AS THE ACRES DO NOT CHANGE SIGNIFICANTLY. MAJOR CHANGES TO THE ROAD ALIGNMENTS MAY NECESSITATE ALTER THE DISTRIBUTION OF THE LOT TYPES. ESPECIALLY IF THEY DECREASE THE AREAS FOR THE LARGER LOTS, WILL REQUIRE AN APPLICATION OF GLUP AMENDMENT TO THE PLANNING & ZONING COMMISSION.
  4. FIRST UNIT PLATTED WITHIN 12 MONTHS OF APPROVAL WITH ADDITIONAL UNITS FOLLOWING ON AVERAGE YEARLY.



1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

100-YR FEMA FLOODPLAIN

1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS

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