

Proposed General Land Use Plan

Regarding the property at 102 Lenz Dr.

Development and land uses/activities planned for the site:

- We propose to use the property as a ceremony grounds for weddings/events adjacent to the Power Plant
- 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 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 areas closest to the Power Plant restaurant that connect to the existing parking lots (include land survey with highlighted areas)

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
- However, guests of the 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
- 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

Proposed parking accommodations for guests:

- 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

Proposed restroom facilities for guests:

- We will bring in portable restroom trailers to accommodate the appropriate number of people at each event.

Typical hours of operations for events:

- The hours for the property would be similar to the hours of the restaurant. 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 would be a reasonable time frame to accommodate both day and evening ceremonies. Each group would have 3-4 hours to use the property for set-up, clean-up, decorating, the ceremony itself and pictures.

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

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.