

Creekside Gardens General Land Use Plan

MEMO

TO: City of Seguin

DATE: October 21, 2022

FROM: Che Capital Asset Management, LLC
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Northbrook, IL 60062
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Contact: Henry Che

RE: Creekside Gardens, 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 Creekside Gardens General Land Use Plan (“Plan”) is located at 1722 Steffens Rd (“Site”), approximately 63 acres of land, within the city of Seguin, Texas, and more particularly described as Exhibits “A” and “B”, attached hereto.

PURPOSE

The purpose of this plan is to ensure a Planned Unit Development (“PUD”) development that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an adverse effect upon adjacent properties, the character of the neighborhood, parking, utilities, or any other matters affecting the public health, safety, and welfare, and 3) will be developed 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.

PROPOSED USE

The proposed use of this Site is a mixed-use development consisting of commercial (retail and office) and multifamily apartments, to be built in minimally three phases (Figure 1).

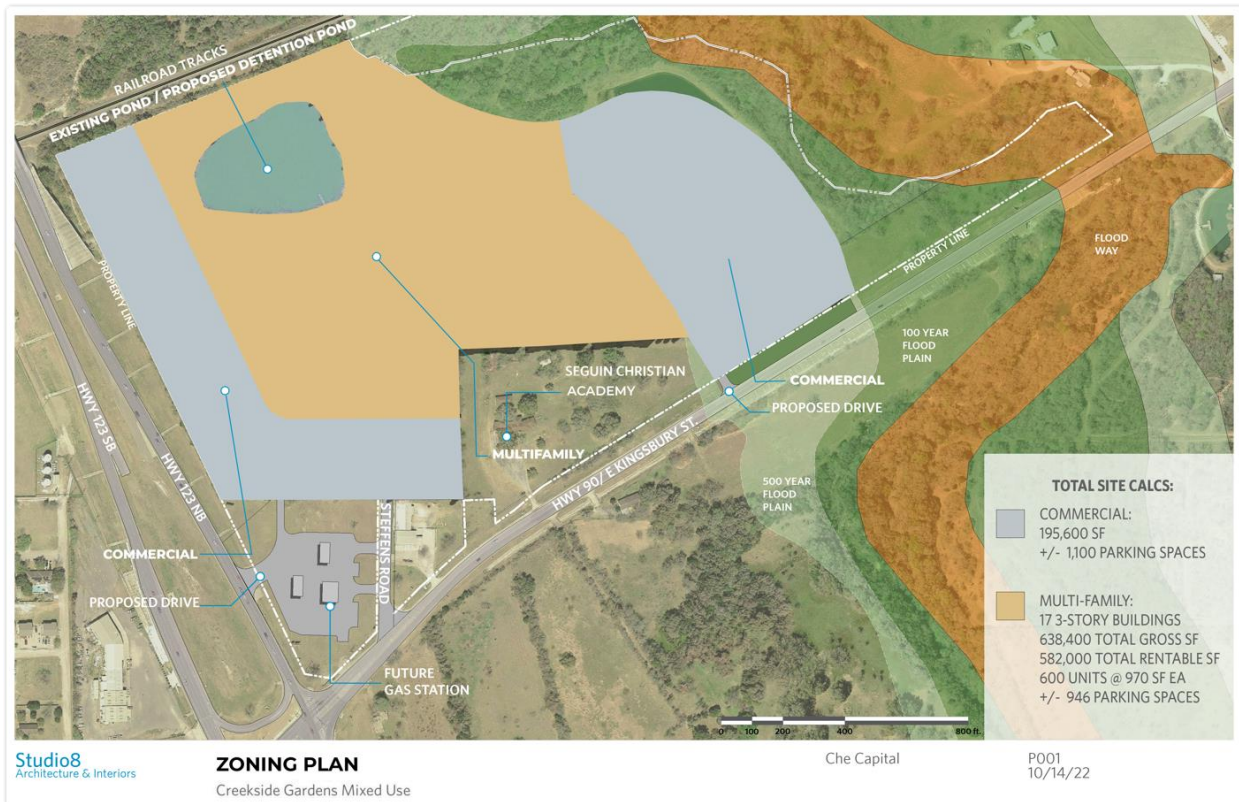


Figure 1 Zoning Plan

The PUD proposes developing the full site in multiple phases. Phases 1 and 2 will include multifamily development. Phases 3 and beyond will include commercial (retail and office).

Phases 1-2: Multifamily

Multifamily buildings will be designed and developed for the middle portion of the Site (Figure 1), with approximately 600 units (approximately 582,000 rentable square feet) spread across the first two phases. The unit mix may consist of 1-bedroom, 2-bedroom and 3-bedroom apartments to accommodate a diverse range of tenant needs. A final determination will take place during the permitting process.

The design and construction will match the surrounding natural riverine aesthetics of the Site's location by Geronimo Creek. Walking trails, green space and other tenant amenities like a clubhouse and playground are meant to complement the natural beauty of the Site.

Phase 3+: Commercial Retail and Office

Commercial retail and office spaces (approximately 196,000 square feet) will be designed and developed following appropriate Seguin zoning guidance to provide convenient shopping, dining and services to

both Creekside Gardens residents and residents of Seguin and nearby communities. The PUD anticipates this will generate meaningful tax revenues for Seguin.

The proposed location of the commercial retail and office spaces will be along the frontage of Highways 123 and 90, with a portion to be developed on the 500-year flood plain bordering Geronimo Creek (Figure 1).

The commercial retail and office tenant mix and type will be determined during the planning for this phase. The intent is to create a family-friendly environment with a mix of retail, restaurants (both dine-in and quick serve) and offices, potentially medical and dental offices.

PARK SPACE

The project team's intention is to go above and beyond the Seguin parkland dedication requirements by both paying the parkland fee and providing park areas for residents.

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 multifamily sites shall not project light on the surrounding properties and not detract from the natural landscaping. Lighting shall be installed as required in accordance with the City of Seguin Code of Ordinances. The development's intent is to comply with dark skies initiatives and use full cut off or fully shielded light fixtures.

PARKING

Off-street parking requirements for the commercial and multifamily properties will be met onsite for each of the sites in compliance with City of Seguin Code of Ordinances. The code information that we used to determine the parking calculations is as follows: 1 (parking space) to 250 SFT for Commercial and 1.5 parking spaces per unit for Residential.

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 zoning district. Sidewalks will be ADA compliant. Trails will be added around the detention pond and along the dedicated green spaces on the outer edge of Creekside Gardens.

SIGNAGE/ MONUMENTATION

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

DRAINAGE

The intent of the drainage design will be to not adversely affect other adjacent or downstream properties. The existing pond at the north end of the parcel will be developed to serve as an onsite detention pond for the western portion of apartments and commercial development along State Highway 123 (Refer to Figure 1). The pond is expected to be over-designed to mitigate the runoff of the eastern portion of the proposed apartments. The eastern portion of the apartments will sheet flow to Geronimo Creek and will not have one single source outfall. The outfall structure at the pond will mitigate the increase in runoff for the site's improvements. This outfall device will outfall into the existing creek to include energy dissipaters to reduce water velocities and deter erosion.

The eastern commercial development is anticipated to be completed as phase 3 of the overall project. During this phase it is expected that a Conditional Letter of Map Revision (CLOMR) will be conducted to evaluate the actual flood plain and develop a design to remove the 500 year flood plain out of this area. Onsite detention for phase 3 will mitigate the increase in impervious cover. In all phases, detention will be provided to mitigate increased runoff. The increased runoff from the proposed development will not produce a significant adverse impact to other properties, habitable structures or drainage infrastructure systems downstream of the site.

TRAFFIC

A traffic impact assessment was conducted in September 2022 to study the potential impact to traffic from the proposed development. The recommendation of the report is to add a second access point that will allow both right and left turns on the northeastern portion of the site along Kingsbury Rd to mitigate the increased traffic (#2 in Figure 2). This is in addition to the existing Steffens Road access on the southwestern portion of the site (#1 in Figure 2).

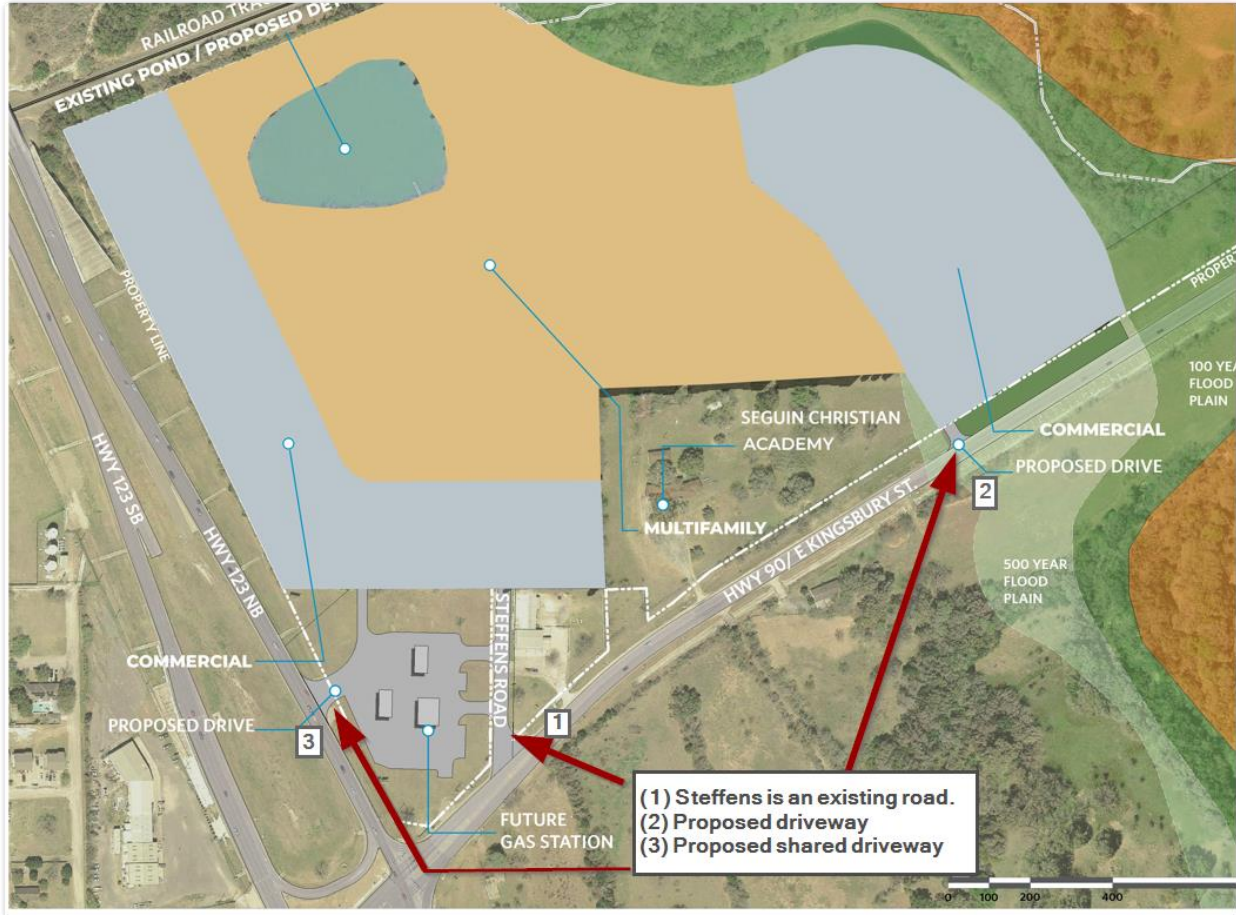


Figure 2 Access Points

These three access points are forecasted to be able to support the daily and peak traffic counts generated by development phases 1 and 2.

Due to the close proximity of Steffens Road to the State Highway 123 interchange with Highway 90, during peak traffic periods left turns from Highway 90 onto Steffens Road would not be expected to occur, a self-regulating measure.

The project team will secure a shared access agreement with the gas station owner(s) at the corner of State Highways 123 and 90. This will provide a right-turn only access from Creekside Gardens onto the northbound lane of State Highway 123 (#3 in Figure 2).

These proposed access points will require discussion with and approval from TxDOT.

Exhibit A: Zoning Plan

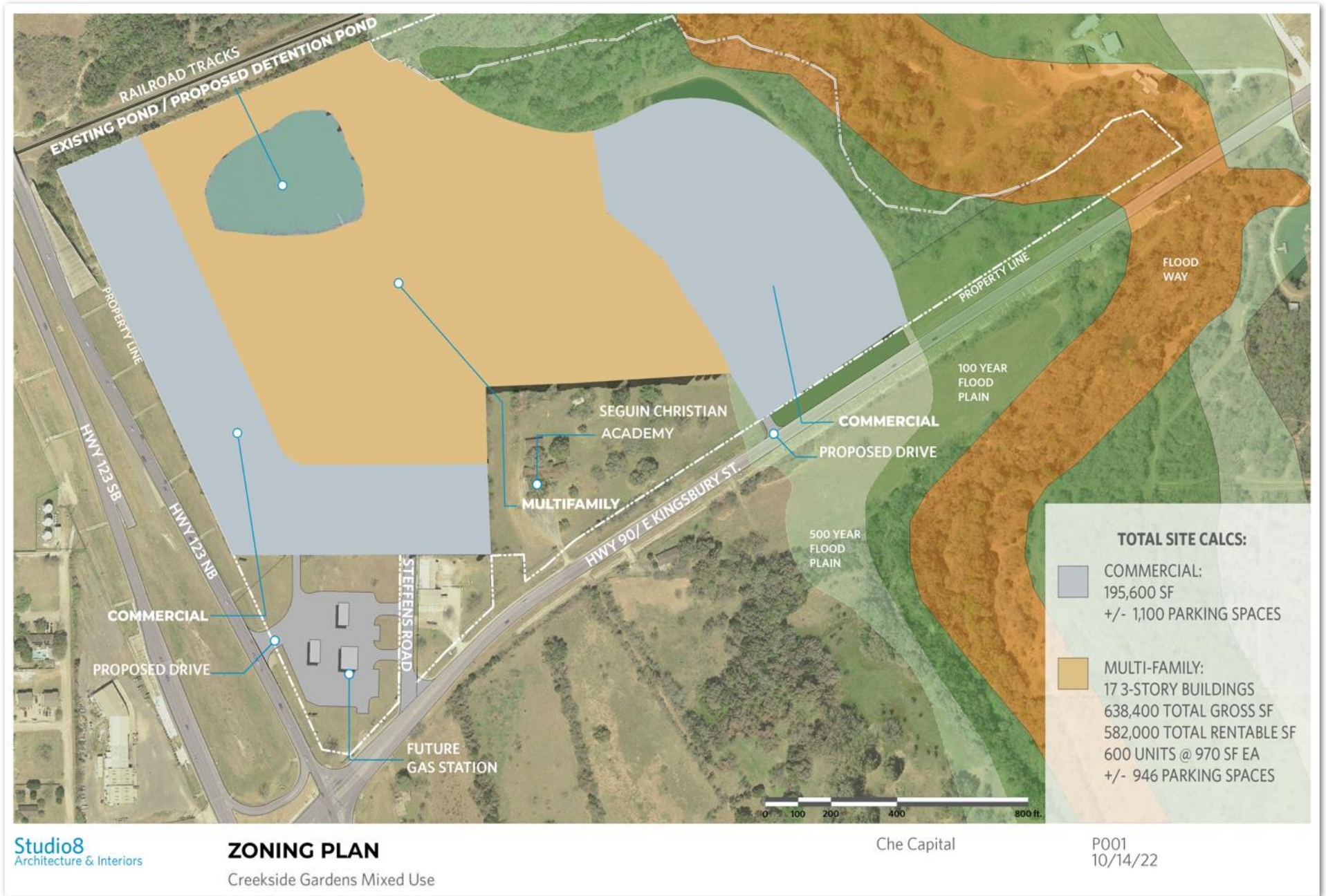


Exhibit B: Conceptual Site Plan (Preliminary and subject to change)



TOTAL SITE CALCS:

COMMERCIAL:	195,600 SF
	+/- 1,100 PARKING SPACES
MULTI-FAMILY:	17 3-STORY BUILDINGS
	638,400 TOTAL GROSS SF
	582,000 TOTAL RENTABLE SF
	600 UNITS @ 970 SF EA
	+/- 946 PARKING SPACES

Studio8
Architecture & Interiors

CONCEPTUAL SITE PLAN
Creekside Gardens Mixed Use

Che Capital

P001
10/14/22