

**GENERAL LAND USE PLAN
DEVELOPMENT STANDARDS**

**“Canvas Tract”
Planned Unit Development District**

A. PROPERTY

The “Canvas Tract” is located at on SH 123 and encompasses approximately 352 acres, located primarily within the city limits of Seguin, Texas, depicted in **Exhibit A – Zoning Exhibit**. This is the subject tract of this Planned Unit Development (PUD) Zoning as applied to the General Land Use Plan (GLUP), herein defined as the “property”. These Development Standards are a summary of the development and design standards for the property as applied per **Exhibit B – Conceptual Land Use Plan** which indicates the street, lot, block and open space arrangement.

B. PURPOSE AND INTENT

The overall project purpose is a mixed-use development including different residential lot types, commercial development and open space maintained by the Homeowner’s Association (HOA). The development is proposing several lot standards and design criteria different from the Seguin Development Code, hereinafter referred to as “the Code.” These standards enable not only a wider range of housing types to address Seguin’s growth and changing household formations, while also building design that will enhance walkability throughout the community especially in how the homes interface with public streets, open spaces, and create connections with the greater Seguin community itself.

These standards serve to augment and/or modify the standards provided in Chapters 3 and 5 of City of Seguin’s Code in order to implement the vision for the property and ensure cohesive quality development not otherwise feasible by utilizing a single base zoning district.

The intent of these development standards is to ensure the property:

- 1) Is equal to or superior to development that would occur under the standard ordinance requirements by:
 - providing a wider range of housing types than allowed in the base zoning, including architectural forward homes like alley loaded and cottages homes that don’t have prominent garage facing architecture.
 - street types that facilitate a greater level of connectivity and safety for all user types, than the standard street sections allow.
 - Improving housing affordability for Teachers through TEACH
- 2) Is in harmony with the Comprehensive Plan by:
 - diversifying commercial and retail along the major SH 123 corridor with neighborhood – pedestrian scale retail rather than conventional highway oriented commercial.
 - integrating trail connections to internal parks and open space and external civic destinations not typical of conventional subdivisions.
- 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 by:

- ensuring the smaller housing types are offset by distributed open space, accommodating parking on-street and off-street without disturbing the pedestrian experience, providing a connected street network and providing buffers and transitions to neighboring land uses.
- 4) 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:
- open space and drainage network will be amenitized with landscaping and trails in a way that is an asset to the neighborhood and surrounding property by providing a green network connecting with neighboring parcels, that is a buffer to low density existing conditions and facilitates drainage conveyance of any future development.

C. ADMINISTRATION

1) Intent

The administration intent is to facilitate the development of a mixed use neighborhood over the course of several phases; whereby administrative modifications may be needed to avoid a rezoning case for minor modifications. Modifications in excess of the criteria provided will require an update to the GLUP.

2) Minor Modifications

Minor modifications shall be approved administratively by the Director of Planning & Codes or their designee, provided the modification is consistent with the following:

- a. Corrections in spelling, distances, and other labeling that does not affect the overall development concept.
- b. Changes in layout as illustratively depicted on **Exhibit B - Conceptual Land Use Plan**, provided changes are still consistent with the development standards.

D. APPLICABILITY AND BASE ZONING

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, City of Seguin, Texas in effect at the time of this PUD approval. The other Ordinances within the Code shall apply to the property, except where modified by these Standards. In the event of a conflict between the regulations of this GLUP and the regulations of the base zoning district, the GLUP standards shall control. The base zoning for this PUD is Single Family Residential (R-2). Commercial portion of the PUD is based on the Neighborhood Commercial (NC) base zone.

E. CONCEPTUAL LAND USE PLAN

A Development Plan titled **Exhibit B – Conceptual Land Use Plan** illustrates the land use and design intent for the property. The Conceptual Land Use Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, proposed neighborhood streets, alleys, buildings, parking and specific detention locations and configurations are subject to refinement at the time of Plat and/or Site Plan

review. The General Land Use Plan depicts a series of lots, streets and landscaping that may be generally developed in phases as depicted in **Exhibit C - Phasing Plan**. Phasing shall be dependent on infrastructure availability and may be modified subject to onsite or offsite infrastructure and market demand considerations. Phases as indicated on **Exhibit C - Phasing Plan** may be completed in whole or in part prior to commencing another phase.

F. PERMITTED USES

The permitted, limited and special uses for the property are as indicated on **Exhibit B – Conceptual Land Use Plan**:

1) Residential Area

Single Family Residential (R-2) are the permitted uses, limited and special uses that shall apply.

In addition, the following uses, as defined by the UDC or as defined below, are permitted:

- Cottage Accessory Storage

2) Neighborhood Commercial Area

Neighborhood Commercial (NC) are the permitted, limited and special uses, as defined below, that shall apply. In addition, the following uses, as defined by the UDC or as defined below, are permitted:

- Chef Cottage
- Indoor/Outdoor Entertainment
- Live Entertainment
- Live-work
- Microbrewery/brewpub
- Mobile Food Vendor Park
- Neighborhood Bar
- Outdoor Entertainment Venue (Small)
- Pet Grooming
- Winery

Within the boundary of this GLUP, nothing can be built within the Conservation FLUP district, as identified on the adopted Comprehensive Plan of the City of Seguin.

3) Use Definitions

Chef Cottage:

Chef Cottage is defined as a use similar to that of a small restaurant that may also include a residence.

Cottage Accessory Storage:

Cottage Accessory Storage is defined as an accessory use to cottage residential where attached or detached buildings may be used for storage that is to be used by cottage home residents and not available for general public use.

Duet:

Duet is defined as a two family dwelling that are two attached townhome units.

Indoor/Outdoor Entertainment:

Indoor/Outdoor entertainment is defined as an establishment with an indoor and/or outdoor area where entertainment is a component of the business which operates no later than 10pm with the intent to serve food and alcoholic beverages.)

Live-work:

Live-work is defined as a single property designed to integrate both residential living and commercial or professional work within the same structure.

Pet Grooming:

Pet Grooming is defined as a use that provides retail sales, grooming, or bathing for small household pets like dogs and cats.

G. LOT DIMENSIONAL AND DEVELOPMENT STANDARDS**1) Residential Lot Dimensional and Development Standards**

All development shall comply with all of the applicable dimensional and development standards within this section based on the modified Single Family Residential (R-2) standards. The R-2 standards are appropriate for many suburban development contexts but the variety of housing types allowed for in the GLUP enables a wider range of housing sizes and configurations and therefore addresses the changing housing needs of a wider range of household types and demographics - as prescribed in the comprehensive plan. Lot typical examples are depicted in **Exhibit D - Lot Diagrams**. The variety of lot sizes will be subject to privately administered design requirements.

Residential Lots	Front Load Lots (GLUP)	Alley Load Lots (GLUP)	Cottage Use (GLUP)
Lot Area (internal lot) Min.	4,800 sf	3,850 sf	10,890 sf
Lot Area (corner lot) Min.	6,000 sf	4,400 sf	10,890 sf
Lot Frontage (internal/corner lot) Min.	40'/50'	35'/40'	100'
Lot Depth Min.	110'	110'	100'
Units per Acre	NA ³	NA ³	14
Front Yard Setback Min.	20'	15' (10' to porch)	25'
Rear Yard Setback (Primary Structure) Min.	15'	15' (20' to Garage door)	10'
Rear Yard Setback (Accessory Structure) Min.	5'	5'	10'
Side Setback (internal lot) Min.	5'	5'	10'
Side Setback (corner lot) Min.	15'	10'	15'
Impervious Coverage Max.	65% of lot area	70% of lot area	70% of lot area
Height of Structures Max. (whichever is less)	30' or 2½ stories	30' or 2½ stories	30' or 2½ stories

¹The front setback may be reduced to 5' where lots front on to a green or reserve lot for alley load, cottage, townhouse/live work/duet.

²Garage facing street architecture is prohibited for Alley Load Lots, Cottage Lots, and Live-Work.

³Overall density is established in section b on page 6. Cottage units are now being proposed as multiple units on a single lot, so density for that specific use is provided in the table above.

⁴More than 2 attached units are not allowed within the cottage use zoning outlined in the table above.

a. Required Lot Type Mix

To ensure compliance with the required lot type mix, each plat shall include a table that provides an accounting of the lot types on that plat and a running total of any lots on previous plats within the PUD area. Any particular plat may exceed the ranges in the table below, provided that by the final plat in the PUD area the range is in compliance.

Residential Lot Type	Front Load Lots	Alley Load Lots	Cottage Lots
Percentage of total lot count	70-90%	10-20%	0-10%
Additional Criteria	A maximum of 40% of the front load lots shall be less than 50' in width. A minimum of 20% of the front load lots shall be 60' in width or greater.	-	-

b. Lot Count Limit

To ensure that the ranges provided above to not exceed the overall planned density of the project, this development will not exceed **1,323 lots**.

c. Architectural Design Requirements

A detailed set of technical standards shall include the following requirements:

- Exterior
 - o All single-family product to have a minimum of 15% window coverage on front elevation.
 - o Front elevation windows must include at least one of the following:
 - Minimum 4" trim
 - Shutters proportionate to window size
 - Masonry sill or lintel detail
 - Box-out projection
 - o No blank walls longer than 20 feet are allowed on street facing elevations
 - o A minimum of 2' offset required on front façade. (Articulation requirement)
- Decks, Balconies, and Porches
 - o A covered porch of no less than 60 sq. ft. or,
 - o A covered entry with a minimum of 4' depth.
- Roofs

- All eaves should extend a minimum of 12” beyond the exterior wall along the front façade.
- Front elevations shall contain at least two roof planes.
- Garages
 - Garage doors shall include a raised or recessed panel design.
 - Garage doors shall include decorative hardware consisting of strap hinges and/or pull handles applied to the street-facing elevation. All hardware shall be non-functional or fixed; functional locks are optional.
- Exterior Lighting
 - Homes shall have a minimum of two exterior lights
- Signage
 - Each home shall have a visible house number.

2) Commercial Lot Dimensional and Development Standards

All areas designated as Neighborhood Commercial shall comply with all of the applicable dimensional and development standards as established within the Seguin Unified Development Code for the Neighborhood Commercial zoning district.

I. PARKING STANDARDS

The following are parking standards for the property:

1) Residential Area

- Any detached residential housing type within the Residential Area shall conform to the required two (2) parking spaces per dwelling unit, which shall be provided for in a driveway.
- Any live-work residential housing type shall conform to the required two (2) parking spaces per dwelling unit, which shall be provided for in a driveway or adjacent parking court. This is in addition to unmarked on-street parking in the vicinity.
- Additional guest parking shall be provided at the rate of one (1) space for every three and a half (3.5) for front loaded lots that are less than 50’ wide with the exception of front loaded lots less than 50’ wide where there are open space lots on the opposite side of the public street. .
- Additional guest parking shall be provided at a rate of one (1) space for every three and a half (3.5) alley loaded lots less than 50' wide, with the exception of alley loaded lots less than 50' wide where there is available on-street parking along the street frontages.
- Live-work units shall meet both the applicable residential and commercial parking requirements.

LIST OF EXHIBITS

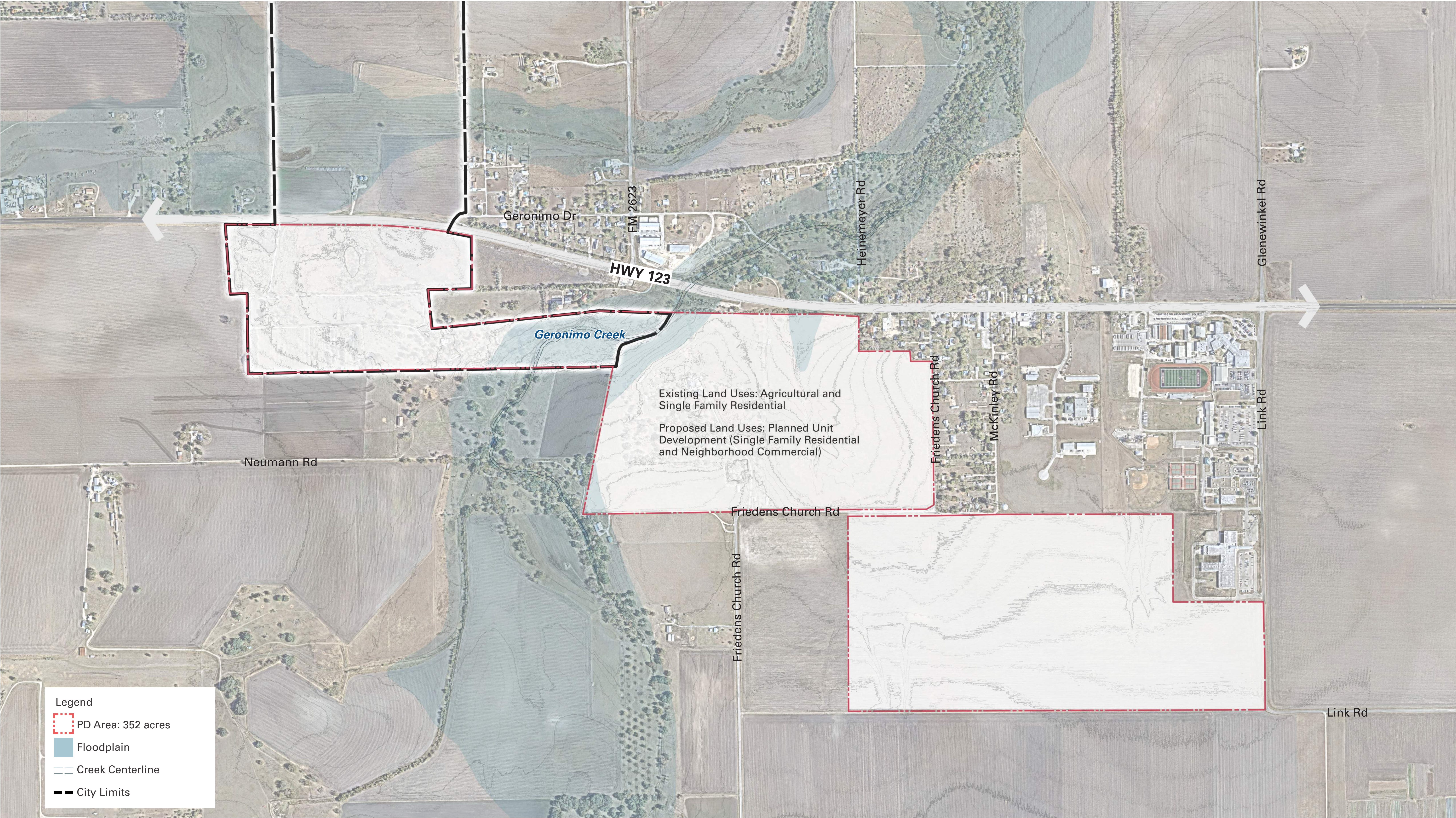
Exhibit A- Zoning Exhibit

Exhibit B- Conceptual Land Use Plan

Exhibit C- Phasing Plan

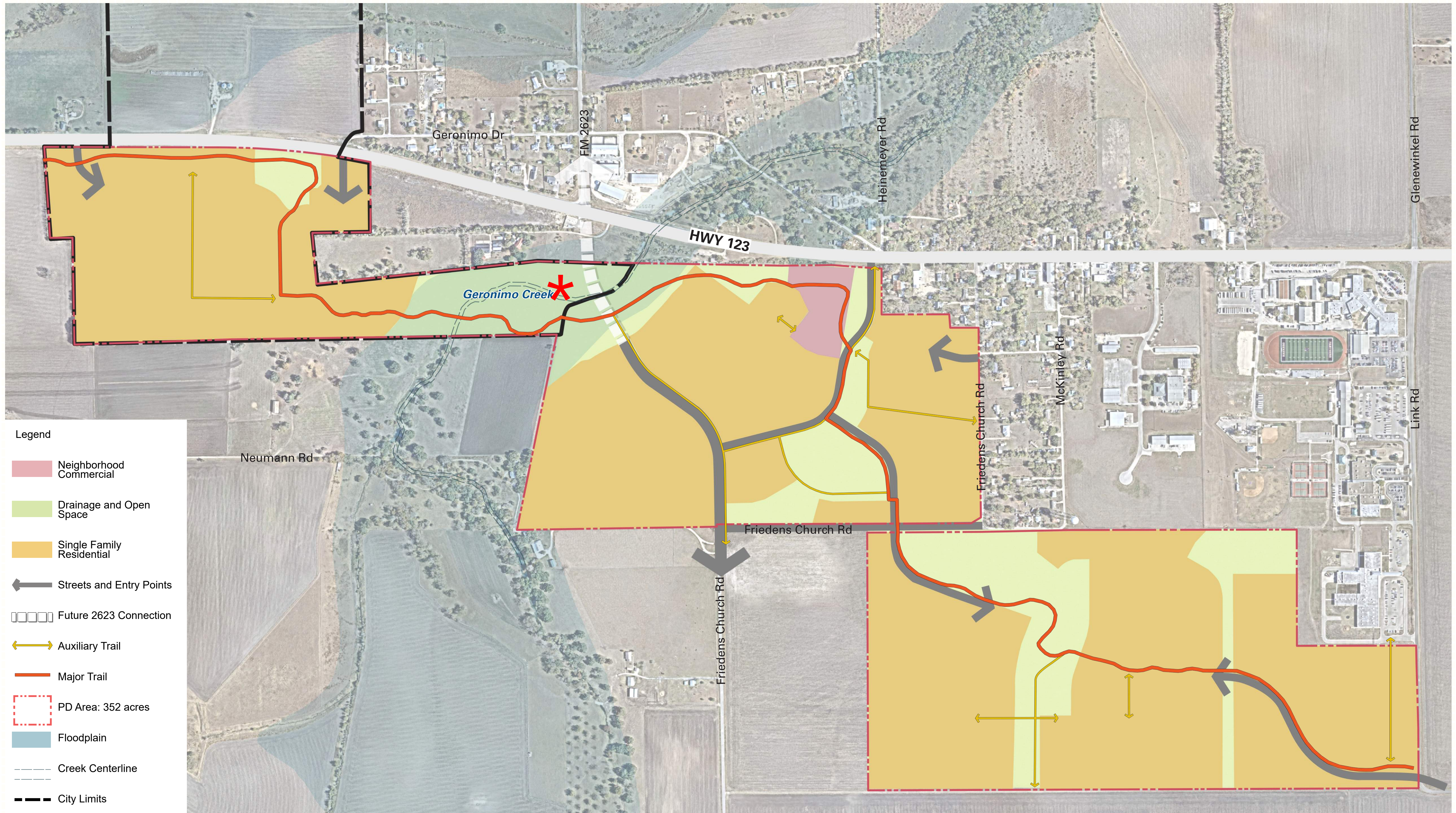
Exhibit D- Lot Diagrams

Exhibit E-Street Plan



Legend

- PD Area: 352 acres
- Floodplain
- Creek Centerline
- City Limits



***Nothing can be built within the Conservation FLUP District of the property.**

The General Land Use Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, proposed neighborhood streets, alleys, buildings, parking and specific detention locations and configurations are subject to refinement at the time of Site Plan review. Regional connecting trail alignment may vary.



canvas

Exhibit B –
Conceptual Land Use
Plan

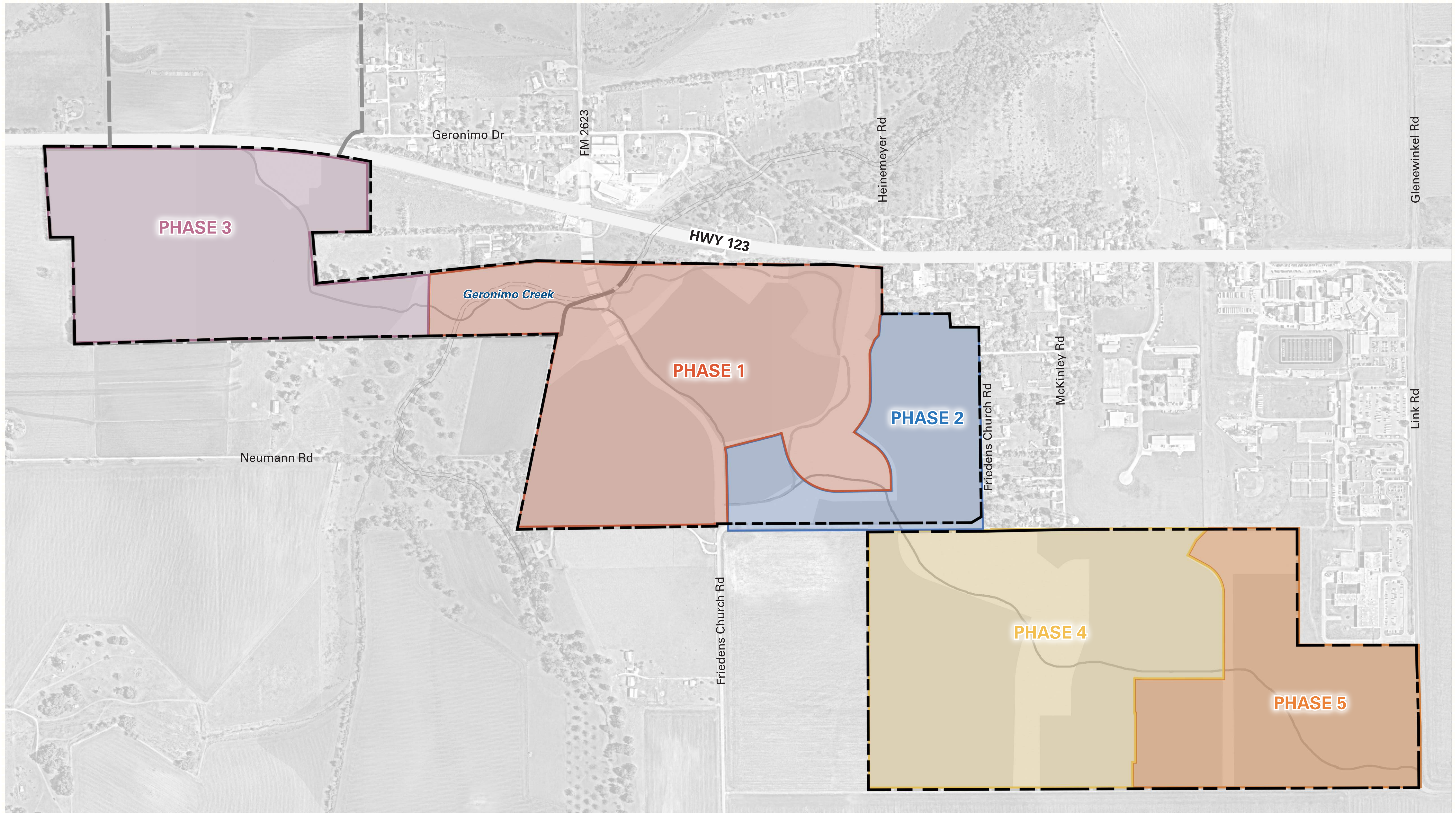
Seguin, Texas

06/29/2026

TBG
3232 e cesar chavez st
bldg 1, suite 100
austin, tx 78702

The information shown is
based on the best
information available and
is subject to change
without notice.





canvas

Exhibit C –
Phasing Plan

Seguin, Texas
06/29/2026

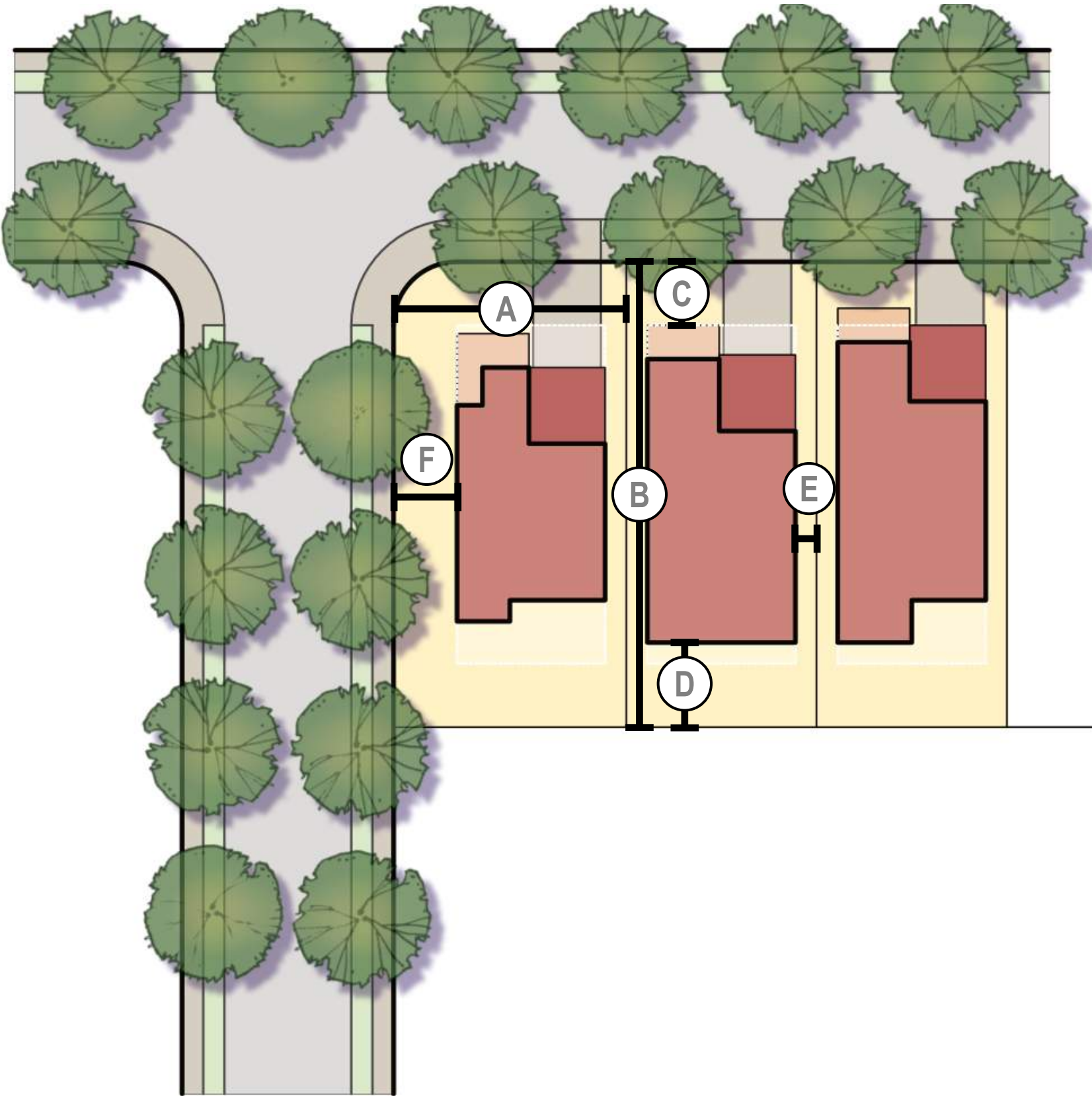
TBG
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Phasing shall be dependent on infrastructure availability and may be modified subject to onsite or offsite infrastructure and market demand considerations. Phases as indicated may be completed in whole or in part prior to commencing another phase.

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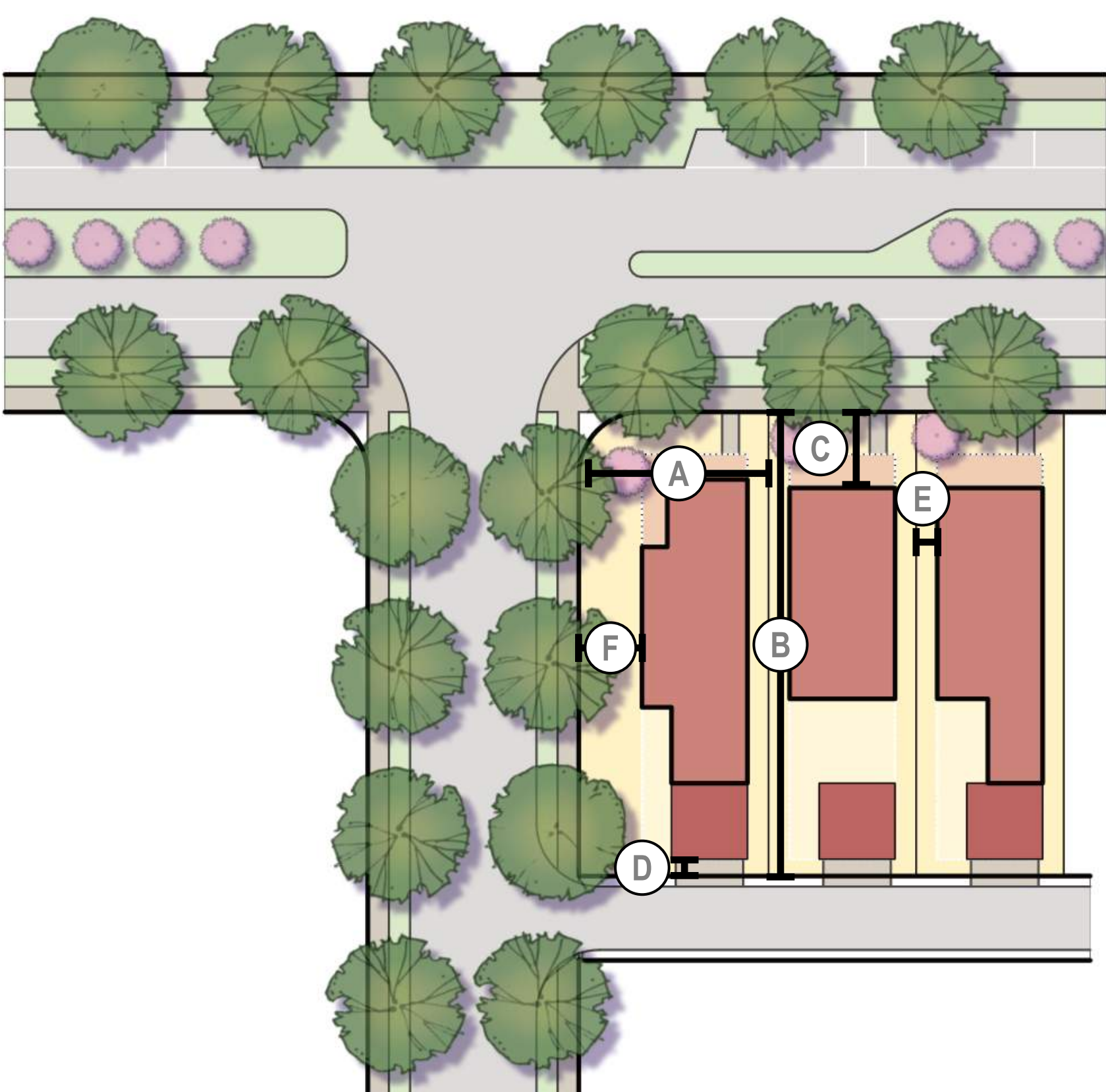
RESIDENTIAL DETACHED - FRONT LOADED



Typical Lot Dimensions
Front Load Lots

Minimum Lot Area (Internal lot)	4,800 sf
Minimum Lot Area (Corner lot)	6,000 sf
A: Lot Frontage internal/corner lots Min.	40/50 ft
B: Lot Depth Min.	110 ft
Units per Acre Max.	
C: Front Yard Setback Min.	20 ft
D: Rear Yard Setback (Primary Structure) Min.	15 ft
Rear Yard Setback (Accessory Structure) Min.	5 ft
E: Side Setback (Internal Lot) Min.	5 ft
F: Side Setback (Corner Lot) Min.	15 ft
Impervious Coverage Max.	65% of lot area
Height of Structures Max. (whichever is less)	30 ft or 2 ½ stories

RESIDENTIAL DETACHED - ALLEY LOADED



Typical Lot Dimensions
Alley Load Lots

Minimum Lot Area (Internal lot)	3,850 sf
Minimum Lot Area (Corner lot)	4,400 sf
A: Lot Frontage internal/corner lots Min.	35/40 ft
B: Lot Depth Min.	110 ft
Units per Acre Max.	
C: Front Yard Setback Min.	15 ft (10 ft to porch)
D: Rear Yard Setback (Primary Structure) Min.	15 ft (20' ft to garage)
Rear Yard Setback (Accessory Structure) Min.	5 ft
E: Side Setback (Internal Lot) Min.	5 ft
F: Side Setback (Corner Lot) Min.	10 ft
Impervious Coverage Max.	70% of lot area
Height of Structures Max. (whichever is less)	30 ft or 2 ½ stories

