

**SEGUIN CROSSING P.U.D CONDITIONS**  
**ZC 12-08**

**GENERAL:** Seguin Crossing is a planned mixed use development on 155.189 acres near the intersection of I-10 and SH 123 (“Property”). The Property will include commercial, residential, and RV park development over the next 10 years.

**PURPOSE:** The Seguin Crossing P.U.D. Conditions (“Conditions”) will outline the conditions of development and process for subsequent City of Seguin approvals on the Property.

**ZONING:** The Property is zoned P.U.D. The Zoning Exhibit attached as Exhibit A designates six districts on the Property. They are:

	<u>SIZE</u>	<u>USE</u>
LOT 1	10.12 AC	MIXED USE & LAKE/PARK
LOT 2	27.33 AC	COMMERCIAL/RETAIL
LOT 3	23.65 AC	MULTI-FAMILY
LOT 4	12.98 AC	MULTI-FAMILY
LOT 5	4.21 AC	NEIGHBORHOOD CONVENIENCE & RV OFFICE
LOT 6	72.90 AC	RV PARK & LAKE/PARK

Each of the districts shall be closely related to an existing City of Seguin district. Any differences in the standard zoning category and the Conditions of this P.U.D. are listed below.

LOT 1 This district is intended to be a mix of commercial and residential uses with associated open space. Non residential uses shall be tied to the “C” Commercial District zoning category. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. This district allows vertical mixed use construction combining residential and non residential uses within the same building. The maximum building coverage in this district is 75%.

LOT 2 This district is intended as a commercial area. Non residential uses shall be tied to the “C” Commercial District zoning category. The maximum building coverage in this area is 60%.

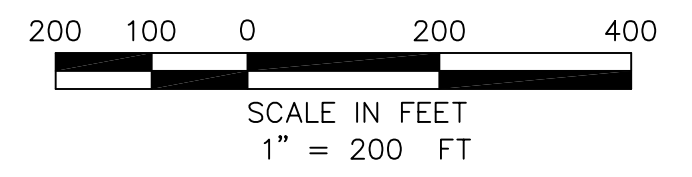
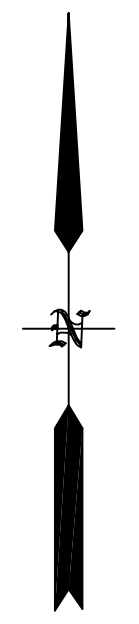
LOT 3 This district is intended as a residential area. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. A maximum of 475 residential units are allowed in this district. There is no minimum lot area requirement in this district. There will be a fifty foot (50’) minimum setback along the northern boundary of LOT 3 and the adjacent neighborhood in which no buildings may be constructed.

LOT 4 This district is intended as a residential area. Residential uses shall be tied to the MF-3 Multifamily Dwelling District. A maximum of 360 residential units are allowed in this district. There is no minimum lot area requirement in this district. There will be a fifty foot (50') minimum setback along the northern boundary of LOT 4 and the adjacent neighbor hood in which no buildings may be constructed.

LOT 5 This district is intended to be a commercial area in support with the planned RV park in Lot 6. Non residential uses shall be tied to the "C" Commercial District zoning category. This district will allow an RV park without the need for a Specific Use Permit.

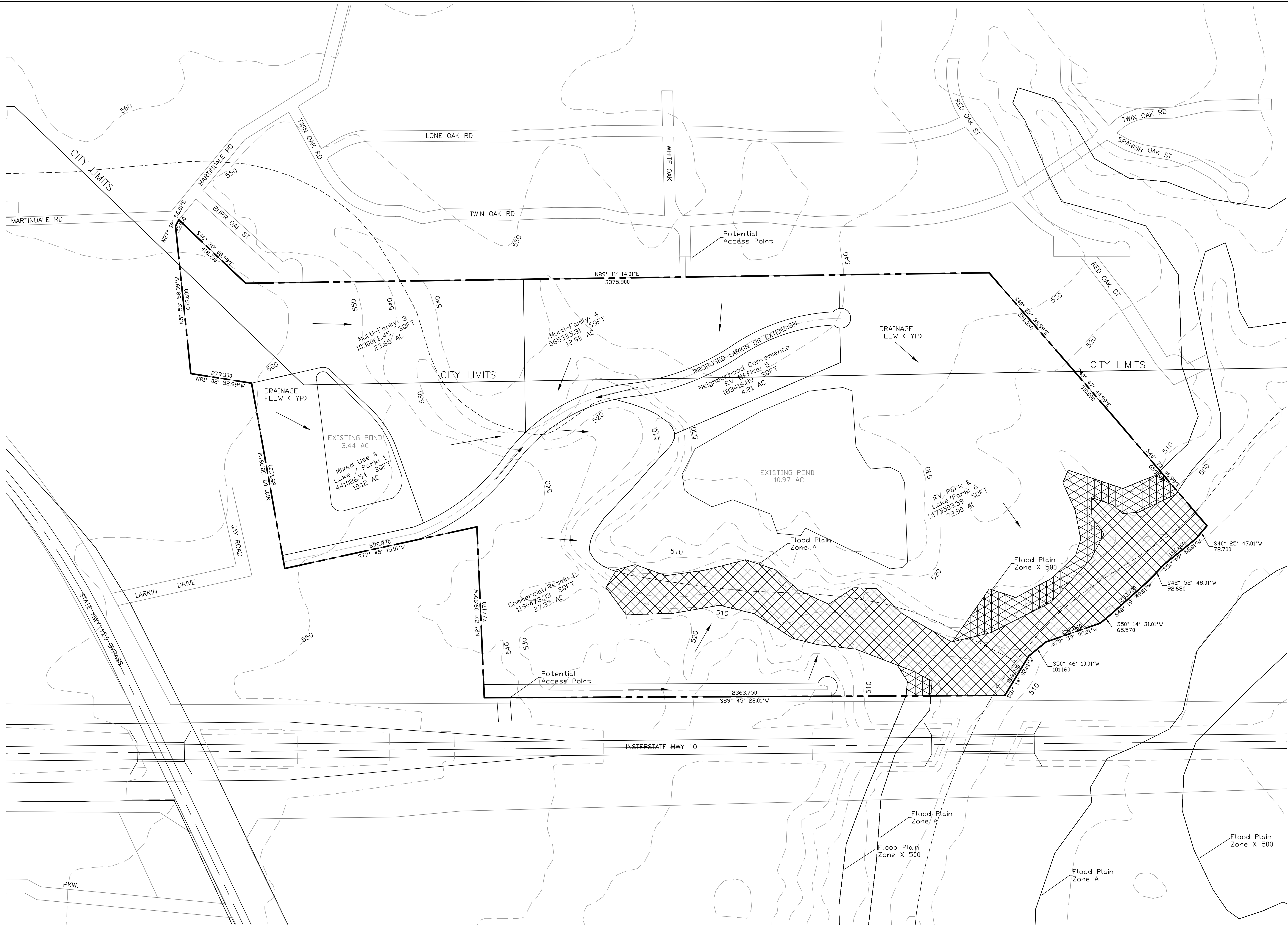
LOT 6 This district is intended to be a commercial area with a planned RV park. Non residential uses shall be tied to the "C" Commercial District zoning category. This district will allow an RV park without the need for a Specific Use Permit. There is no minimum lot area requirement in this district. There will be a fifty foot (50') minimum setback along the northern boundary of LOT 4 and the adjacent neighbor hood in which no buildings may be constructed. The maximum building coverage in this area is 65%.

**SUBSEQUENT APPROVALS:** A General Land Use Plan shall be submitted for each phase of the development at the time of Preliminary or Final Plat submittal. Each General Land Use Plan submittal shall satisfy the requirements of Section 35F(4.) of the City of Seguin Zoning Ordinance.



SEGUIN CROSSING LAND USE TABLE

LOT	SIZE	USE
LOT 1	10.12 AC	MIXED USE & LAKE/PARK
LOT 2	27.33 AC	COMMERCIAL/RETAIL
LOT 3	23.65 AC	MULTI-FAMILY
LOT 4	12.98 AC	MULTI-FAMILY
LOT 5	4.21 AC	NEIGHBORHOOD CONVENIENCE & RV OFFICE
LOT 6	72.90 AC	RV PARK & LAKE/PARK



**OWNER**

SEGUIN DEVELOPERS 4  
P.O. BOX 249  
LEANDER, TX 78646  
NOEL LARSON

**DEVELOPER**

BETZ COMPANY  
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DALLAS, TX 75230  
RYAN BETZ  
469-682-2212



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REVISIONS:	
DRAWN: JK	DATE: 22 AUGUST 2008
CHECKED: TW	DATE: -
PROJECT NO: RYAN BETZ	
DWG FILE NAME: ZONING EXHIBIT.DWG	

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ON THIS DOCUMENT WAS AUTHORIZED BY  
TODD D. WINTERS, P.E. 87085



**SEGUIN CROSSING**

ZONING EXHIBIT  
ZONING CASE 12-08  
CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS

SHEET

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