

## MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** **UDC Amendments to modify Section 3.2.18- Planned Unit Development**  
**Date:** September 1, 2025

The Planning Department is proposing two amendments to Section 3.2.18 of the Unified Development Code (UDC). The proposed changes are as follows:

- Currently, a General Land Use Plan (GLUP) can propose modifications to Chapters 3 and 5 of the UDC- land uses and site development standards. With the recent adoption of Chapter 6, which moved the sign regulations from the Code of Ordinances to the UDC, staff is recommending that the UDC be amended to also allow Chapter 6 modifications in a proposed GLUP.
- In the adopted UDC, the approving authority may allow alternative expiration dates to limited use permits and specific use permits. The UDC does not specifically state that the approving authority can approve an alternative expiration date for a GLUP. Due to the scale and intensity of many proposed Planned Unit Developments that are regulated by GLUPs, staff is recommending that the UDC be amended to allow alternative expiration dates by the approving authority for GLUPs.

Attached please find a copy of the proposed UDC amendments to Section 3.2.18.