

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 11-24 (101 E. Nolte Street)**
Zoning Change from Commercial to Planned Unit Development (PUD)

Date: August 27, 2024

The City of Seguin is proposing a zoning change for a Planned Unit Development (PUD) for the property located at 101 E. Nolte Street. The property comprises an entire City block in the Downtown Historic District and is owned by the City of Seguin. All properties zoned PUD are required to have an approved General Land Use Plan, which identifies the proposed modifications to the City's standard land uses regulations. City Council approval is required for both the zoning change and the adoption of the General Land Use Plan.

Staff evaluated the zoning request for the Planned Unit Development (PUD) based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan identifies the property to be within the Downtown Core District, where residential and commercial uses mix vertically and horizontally. Developments should promote walkability to ensure pedestrian interaction with downtown establishments along the street.
- The property is in the Downtown Historic District, just south of Central Park. The property has most recently been the site of a bank that occupied the entire City block. The City of Seguin has purchased the property.
- The lot is accessed by three local streets and one TxDOT road- Austin Street.

Staff presented their findings to the Planning and Zoning Commission on August 13, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change to Planned Unit Development (PUD). Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.