



Memorandum

Date: June 12, 2014
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Acting Director of Planning/Codes
RE: Zoning Change Request and General Land Use Plan – 320 W. Nolte

On June 10, 2014, the Planning and Zoning Commission heard a request for a zoning change from Commercial to Planned Unit Development (PUD) for the property located at 320 W. Nolte Street. The property was previously purchased by the City of Seguin in anticipation of the development of the Walnut Springs Linear Park and was rezoned to Commercial in 2013 to attract potential tenants.

The site was originally developed for residential use, which presents challenges for development as a commercial site. A zoning change to PUD would allow creative solutions for the development of the site through the approval of a General Land Use Plan (GLUP). City staff worked with the potential buyers of the property to create a GLUP that will allow the use of the site as a restaurant while protecting the character of the adjacent properties and land uses.

The Planning and Zoning Commission heard a detailed presentation from City staff on June 10, 2014 outlining the details of the proposed GLUP including landscaping, required buffers, parking, and land use restrictions. Following the presentation, the potential buyers addressed questions from the Commission and a public hearing was held. The Commission voted to recommend approval of the zoning change to PUD with approval of the General Land Use Plan as presented by staff. Attached please find copies of the ordinance, GLUP, and accompanying documents for the zoning change request for 320 W. Nolte Street.