

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **Amendments to the UDC, Section 3.2.18, to amend the requirements and allowances for General Land Use Plans in Planned Unit Development districts**  
**Date:** September 25, 2025

### **Background**

The Planning Department is seeking to amend the Unified Development Code (UDC) to amend the provisions for General Land Use Plans. 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 addition, staff is recommending an amendment that would allow City Council to approve an alternative expiration date for a GLUP.

### **Action Requested**

Staff is requesting approval of the amendments to the UDC as proposed.

### **Recommendation**

The Planning & Zoning Commission held a public hearing On September 9, 2025 and has recommended approval of the proposed amendments to the UDC.

### **Attachments**

- Final Report of the Planning & Zoning Commission
- Proposed ordinance amending the Unified Development Code, Section 3.2.18