

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 20-22 (1722 Steffens Rd)**
Request for a zoning change to Planned Unit Development (PUD)

Date: November 9, 2022

A zoning change request to Planned Unit Development (PUD) has been received for approximately 57 acres located at 1722 Steffens Rd. The applicant is proposing a mixed-use development with multi-family and commercial land uses. The purpose of the PUD zoning district is to allow a unique development that does not conform in all respects with the land use patterns designated on the zoning map or the district regulations prescribed by the zoning ordinance. A PUD also allows for developments with a variety of proposed uses that conform to the recommendations of the Comprehensive Plan and result in a uniqueness that blends and complements those uses.

General Land Use Plan:

A property zoned PUD is required to be accompanied by a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code. The standards and designs identified in the GLUP are expected to exceed the quality of development that can be obtained in a standard zoning category.

While the PUD zoning designation requires City Council approval, the approval authority for the GLUP is the Planning & Zoning Commission. Development cannot begin unless both the PUD zoning designation and GLUP are approved. The Commission reviewed the proposed Planned Unit Development and considered the request of the applicant based on the following criteria:

- a) That the proposed modifications are in accordance with the purposes of the zoning regulations and meets, or exceeds, the objectives of the Comprehensive Plan;
- b) That the proposed modification provides for a superior quality project design;
- c) That the standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distances between structures, usable open space, off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload the utilities or increase the volume of stormwater runoff and/or diminish the quality of the stormwater runoff by increasing the pollutant load;

- d) That the development is planned with adequate provisions for light, air, stormwater management, vehicular and pedestrian circulation, and recreational facilities that exceed the minimum requirements of the UDC; and
- e) That the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

Following the presentation of the staff report from City staff, a presentation from the applicant, and a public hearing during their meeting, the Commission voted to deny the GLUP. The Commission also voted to recommend denial of the zoning change request to Planned Unit Development. Attached please find copies of the staff reports, a map exhibit showing the affected area, the Final Report of the Commission, and a copy of the proposed GLUP.

City Council is the final decision maker on the zoning change request to PUD, but the Planning & Zoning Commission is the final decision maker on the GLUP. An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.

If the City Council overrules the recommendation of the zoning change to PUD, the applicant will still be required to obtain an approval of a General land Use Plan from the Planning & Zoning Commission. As previously noted, development of this site cannot begin until both the PUD zoning designation and GLUP are approved.