

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Melissa Reynolds, Assistant City Manager | City Engineer
Subject: **GLUP 02-26**
General Land Use Plan for Canvas development from SH 123 North to Link Rd
Date: July 27, 2026

Background

The proposed Canvas development, a mixed-used development with a variety of residential lot types and a pocket of neighborhood commercial land uses along State Highway 123 North. The combined acreage of the properties is approximately 352+/- acres, spanning multiple tracts of land from SH 123 North to Link Rd. The northernmost portion of the proposed development, 80 acres on SH 123 North, was annexed into the city limits in 2022. The developer plans to request voluntary annexation of an additional 272 acres for the proposed development. The GLUP covers the entire area, but the tracts outside the city limits must be annexed and zoned to Planned Unit Development (PUD) for the GLUP to take effect on those properties.

While smaller lots are proposed for a portion of this development, the developer is proposing approximately 100 acres of the 352-acre development for open space, parkland, and a trail. The developer proposes a development that will ensure that the density is offset by distributed open space. The density in standard residential subdivisions averages 4-5 units per acre. The density for the proposed Canvas development is 3.75 units per acre. The developer also proposes to preserve the areas along the Geronimo Creek, as recommended by the Comprehensive Plan. The Planning & Zoning Commission added this condition to their motion at the meeting, stating that nothing can be built within the Conservation FLUP district.

Only those modifications specified in the accompanying GLUP documents, as approved by City Council, shall vary from the standard regulations. All other local and state regulations not modified in the GLUP shall apply to the development of the site. Any enhancements proposed for the development in the GLUP shall also be regulated and enforced by the City of Seguin. Please refer to the attached staff report and GLUP documents for the proposed modifications and enhancements proposed for the Canvas development.

Action Requested

Staff is requesting action on the applicant's request for a General Land Use Plan (GLUP) for the Planned Unit Development at SH 123 and Link Rd, more commonly known as the Canvas development.

Recommendation

Staff presented the GLUP request to the Planning and Zoning Commission on July 14, 2026. Following a public hearing the Commission voted 6-0-0 to recommend approval of the General Land Use Plan with the condition that nothing can be built within the Conservation district.

Attachments

- Final Report of the Planning & Zoning Commission
- GLUP 02-26 Staff Report & Location Maps
- Draft Resolution adopting GLUP 02-26
- GLUP documents, including the narrative and associated exhibits