

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.2.18, PLANNED UNIT DEVELOPMENT (PUD), SUBSECTIONS B AND C, AMENDING THE REQUIREMENTS AND ALLOWANCES OF GENERAL LAND USE PLANS IN PLANNED UNIT DEVELOPMENT DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Seguin City Council adopted the Unified Development Code (UDC) to encourage better planning and development throughout the city and to provide standards for the orderly development of the city with a stable pattern of land uses; and

WHEREAS, the City of Seguin desires to amend the provisions for General Land Use Plans (GLUPs), which are required for all properties located in the Planned Unit Development (PUD) zoning district; and

WHEREAS, on September 9, 2025, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

PART ONE. Section 3.2.18.B of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

B. Planned Unit Development requirements.

Any proposed use within a Planned Unit Development shall be based upon a General Land Use Plan approved by the City Council. The General Land Use Plan shall identify the proposed modifications to the requirements of Chapters 3, ~~and~~ 5, and 6 of the Unified Development Code (UDC) in addition to design standards that elevate and enhance the development. The General Land Use Plan shall propose modifications that provide a higher quality project design than can be obtained through the adopted zoning districts and site development standards.

PART TWO. Section 3.2.18.C.8 of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

C. Procedure.

8. If no construction has commenced or no use established within two (2) years from the approval of the GLUP, the GLUP shall lapse and be of no further effect, unless the City Council has approved an alternative expiration date for the GLUP. Reapplication shall be the same as an original application.

PART THREE. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

PART FOUR. City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

PART FIVE. This ordinance shall be published in a newspaper of general circulation.

PART SIX. This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 6th day of October 2025.

PASSED AND APPROVED AND ADOPTED on the second reading this 21st day of October 2025.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary