

A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS APPROVING A GENERAL LAND USE PLAN FOR THE GREENSPPOINT VILLAGE DEVELOPMENT, BEING APPROXIMATELY 179.162 ACRES OF LAND THAT AT THE CORNER OF PECAN PARKWAY AND STATE HWY 46 IN SEGUIN, GUADALUPE COUNTY, TEXAS; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planned Unit Development (PUD) zoning district is a unique zoning district that allows creative development of property beyond the standard land use regulations prescribed by the Unified Development Code (UDC) for conventional zoning districts; and

WHEREAS, an approved General Land Use Plan (GLUP) that identifies the proposed modifications to the standard requirements of the land use regulations of the City of Seguin is required for all properties zoned as a Planned Unit Development (PUD); and

WHEREAS, the proposed modifications in the GLUP shall provide a higher quality project than typically obtained through the standard land use and site development standards; and

WHEREAS, written notice of the public hearings held for the proposed GLUP was provided to surrounding property owners in accordance with the general process for zoning change requests; and

WHEREAS, the Planning & Zoning Commission held a public hearing at their meeting on July 14, 2026 to provide the public with an opportunity to make comments on the proposed GLUP; and

WHEREAS, the Planning & Zoning Commission recommends approval of the General Land Use Plan with the conditions that have been incorporated into the GLUP document attached herein.

NOW THEREFORE BE IT RESOLVED by the City Council of Seguin, Texas:

PART 1. The City Council hereby approves the General Land Use Plan for the properties located in the area of Pecan Pkwy and SH 46, specifically including the properties identified with Property ID's 52815 and 172978 in Seguin, Guadalupe County, Texas.

PART 2. This Resolution shall be in full force and effect immediately from and after its passage.

PASSED AND ADOPTED this 4th day of August, 2026.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary