

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: **GLUP 04-24**
General Land Use Plan for 101 E. Nolte Street

Date: August 27, 2024

A property that is zoned as a Planned Unit Development (PUD) requires an approved General Land Use Plan (GLUP) prior to use or development of the property. A Planned Unit Development is being requested for the property located at 102 Lenz Drive. The property comprises an entire City block in the Downtown Historic District and is owned by the City of Seguin.

The proposed General Land Use Plan was created to ensure that redevelopment of the site meets City goals and objectives regarding historic preservation, land uses, and project design. City Council can propose amendments or additional restrictions and/or conditions to the General Land Use Plan as they deem necessary.

Following a public hearing at their meeting on August 13, 2024, the Planning & Zoning Commission voted to recommend approval of the General Land Use Plan for 101 E. Nolte. Their amendments and conditions, as cited in their Final Report, have been incorporated into the GLUP document. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, the proposed GLUP document for the subject property and the proposed resolution approving the proposed General Land Use Plan.