

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 02-24**
General Land Use Plan for the northeast corner of Huber & Rudeloff

Date: July 30, 2024

The property located at the northeast corner of Huber and Rudeloff is zoned for a Planned Unit Development (PUD). The General Land Use Plan (GLUP) that was approved for the proposed development in June 2021 has expired. The applicant has submitted a new plan with minor modifications to the original. The proposed mixed-use development consists mostly of single-family residential housing with a variety of lot sizes ranging from 40' to 70'. The plan also includes a network of open spaces with parks and greenways and a few neighborhood commercial lots.

The PUD zoning district is established for developments that do not conform in all respects with the zoning requirements. The General Land Use Plan (GLUP) identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code. The most unique characteristic of this development is the range of residential lot sizes. The majority of new residential subdivisions being developed in Seguin offer a typical lot size of 50' x 120'. The developer is proposing a mix of 40', 50', 60', and 70' residential lots. The Unified Development Code does not identify a zoning district that allows 40' single-family lots unless they are Zero Lot Line lots (garden homes). Factoring in the range of lot sizes, the open space (with parks and greenways), roads, and the required stormwater detention, the overall density of the Planned Unit Development will actually be less than standard residential developments that offer 50' lots. In the areas where 40' lots are created, off-lot parking pods will be constructed to provide additional parking for the neighborhood.

Following a public hearing at their meeting on July 9, 2024, the Commission voted to recommend approval of the General Land Use Plan. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, comments received from the neighboring property owners, the proposed GLUP document for the subject property and the proposed resolution approving the proposed General Land Use Plan.