

## 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 01-24**  
**General Land Use Plan for 102 Lenz**

**Date:** June 25, 2024

Once a property is zoned as a Planned Unit Development (PUD), a General Land Use Plan (GLUP) shall be approved prior to use or development of the property. A Planned Unit Development is being requested for the property at 102 Lenz Drive. The property is adjacent to the Powerplant Texas Bar & Grill, connected by a sidewalk from the south parking lot of the restaurant. The applicant proposes a ceremony venue for the backyard of the subject property. The home on the property, which is presently rented as a short-term rental, would remain as residential use. The receptions and parties following any ceremonies on this property would be held at the restaurant next door.

The applicant has drafted a General Land Use Plan that would regulate and limit the activities at the subject property. Ceremonies would be restricted to the outdoor area along the riverfront and parking for events would be restricted to the parking lot areas at the restaurant, which the applicant leases from the City of Seguin. Other restrictions, requirements, and limitations have been proposed in the General Land Use Plan to protect the residential neighborhood to the west of this property. City Council can propose amendments or additional restrictions and/or conditions to a General Land Use Plan as they deem necessary.

Following a public hearing at their meeting on June 11, 2024, the Commission voted to recommend approval of the General Land Use Plan for 102 Lenz. 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, 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.