

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: **ZC 05-24 (102 Lenz Drive)**
Zoning Change from Single-Family Residential (R-1) to Planned Unit Development (PUD)

Date: June 25, 2024

The City of Seguin received a zoning change request for a Planned Unit Development (PUD) for the property located at 102 Lenz Drive. The applicant is proposing to operate an outdoor venue for ceremonies on the property next to the Power Plant restaurant. All properties zoned PUD are required to have an approved General Land Use Plan, which identifies the proposed modifications to the City's standard land uses regulations. City Council approval is required for both the zoning change and the adoption of the General Land Use Plan.

Staff evaluated the zoning request for the Planned Unit Development (PUD) based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan identifies the property to be within the Riverside District, which encourages low-density residential and low scale commercial. The focus should be to preserve the physical condition and visual character of the river. Planned Unit Developments are appropriate within the Riverside District.
- The riverfront property is located just west of the Powerplant Texas Bar and Grill. The applicant that owns the subject property also leases and manages the restaurant. The restaurant is zoned Commercial. The properties to the west and south of the property are zoned R-1, though the property to the south remains undeveloped. To the north, across the river, is Starcke Park.
- The lot is accessed by vehicles from Lenz Drive. The portion of Lenz Drive that extends to this property is a private road. The property can also be accessed by pedestrians from the parking lot of the restaurant to the east.

Staff presented their findings to the Planning and Zoning Commission on June 11, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change to Planned Unit Development (PUD). Attached please find copies of the Staff Report, a map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.