

**A RESOLUTION OF THE CITY COUNCIL OF SEGUIN, TEXAS APPROVING A GENERAL LAND USE PLAN FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF RUDELOFF ROAD AND HUBER ROAD, ALSO DESCRIBED AS PROPERTY IDS 55715, 167657, 185744, 185747, 185749, 195751 AND 185752 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 regular meeting on July 9, 2024 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 property located at the NE corner of Rudeloff Road and Huber Road, also known and identified as Property ID 55715, 167657, 185744, 185747, 185749, 195751 and 185752, in Seguin, Guadalupe County, Texas.

**PART 2.** If no construction has commenced or no use established within two (2) years from the approval of this resolution, the General Land Use Plan shall lapse and be of no further effect.

**PART 3.** This Resolution shall be in full force and effective immediately from and after its passage.

**PASSED AND ADOPTED** this 6th day of August 2024.

\_\_\_\_\_  
**Donna Dodgen, Mayor**

ATTEST:

\_\_\_\_\_  
**Kristin Mueller, City Secretary**