



Planning and Codes Department

Memorandum

To: Mayor and City Council Members
Douglas Faseler, City Manager

From: Pamela Centeno *pcenteno*
Assistant Director of Planning and Codes

Subject: PUD Ordinance

Date: May 14, 2014

The Seguin Zoning Ordinance includes a Zoning classification called PUD – Planned Unit Development District to encourage the creative development of land and provide for variety in the development patterns in Seguin. A Planned Unit Development is typically created to establish unique characteristics which do not conform in all respects to the other zoning districts as prescribed by the Zoning Ordinance. PUD developments allow for design flexibility of a development or property and require the approval of a General Land Use Plan (GLUP). The GLUP includes a site plan that details the proposed development.

Currently, the standards and guidance requirements contained within the PUD zoning district are lacking specific requirements that are unique to large PUD Subdivision developments. Staff is proposing to amend the existing Zoning Ordinance to add these additional requirements in order to ensure superior quality project designs in Seguin.

Staff presented the proposed amendments to the Planning and Zoning Commission at their regular meeting on March 11, 2014. Following a public hearing on the proposed amendments, the Planning and Zoning Commission voted 8-1-0 to recommend the amendments to City Council.