



**Planning and Zoning Commission Report
Amendments to the City of Seguin Unified Development Code,
Section 3.2.18 Planned Unit Development (PUD) and UDC Sections 1.21 & 1.22
Officials-Authority and Responsibilities, to update the PUD requirements and the
General Land Use Plan (GLUP) approval process.**

Pamela Centeno presented the proposed amendments to the Unified Development Code Section 3.2.18, Planned Unit Development (PUD) and Sections 1.2.1 and 1.2.2 as they relate to the Authority and responsibilities, to update the PUD requirements and the GLUP approval process. She explained a PUD and GLUP. She said that the language in the code is confusing to applicants because the GLUP does not follow the same process as a zoning change. She stated that a PUD cannot function without a GLUP. Ms. Centeno stated that the biggest proposed amendment is for the GLUP to mimic the zoning change approval process. The Planning Commission will make a recommendation to the City Council and the City Council will be the deciding. She said that Section 3.2.18 B is being removed due to the section not being part of the zoning regulations. The section is part of the Development Regulations and Subdivision Chapter that covers the zoning regulations. The other proposed amendments include changing the approval process, recommendation to City Council and minor edits. She added that the Commission could consider recommending staff to mimic the regulation that is currently in the ordinance that says if the Planning and Zoning Commission recommends denying the General Land Use Plan that the Council vote would require a super majority to overturn their recommendation. The Commission and staff briefly discussed minor changes approved by the Planning and Codes Director. The Commission asked about transfer of ownership. Ms. Centeno stated that the GLUP transfers to the new owner and the GLUP does have an expiration date.

The Commission asked a series of questions on the clarification of minor changes approved by the Director, transfer of ownership, and expiration date of a GLUP. The Commission and staff discussed adding language regarding super majority vote at Council to mimic the zoning change approval process.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

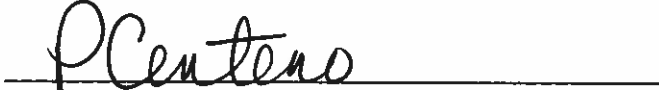
After consideration of the staff report and all information given regarding the proposed amendments to Section 3.2.18 1.2.1 and 1.2.2, Commissioner Felty moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC and that if the Planning and Zoning Commission recommends to deny the General Land Use Plan the City Council would require a super majority to overturn the recommendation. Commissioner Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.2.18, SECTION 1.2.1 AND SECTION 1.2.2.

MOTION PASSED

5-0-0


Francis Serna, Recording Secretary


ATTEST: Pamela Centeno, Director of
Planning & Codes