



Memorandum

Date: May 26, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
 Director of Planning and Codes
RE: Minor Amendments to the Unified Development Code

The Seguin Unified Development Code (UDC) was adopted and became effective in its entirety on March 27, 2015. As staff enforces the new regulations in the coming year we expect to find areas of the Code that will need minor revisions. This is typical following significant changes to a City's development regulations. At the Planning and Zoning Commission meeting on May 12, 2015 staff presented the following amendments:

- The first amendment would differentiate between existing Single Family Detached dwelling and newly constructed dwelling in the Neighborhood Commercial (NC) and Commercial (C) Zoning Districts. The Matrix would be amended to allow existing and newly constructed Single Family Detached dwellings in NC. The Matrix would also be amended to allow existing dwellings in C with a Specific Use Permit, but newly constructed dwellings would be prohibited in C. The Matrix would be amended as follows:

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	P
Existing Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	S	-	-	-	P

S = Requires Specific Use Permit
 P= Permitted

2. The second amendment would add stand-alone parking lots as land uses in the Matrix. These were previously included in the original Zoning Ordinance but did not carry over into the UDC. Staff is proposing to amend the Matrix to add a parking lot as an allowed use as:

Transportation and Utility Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Parking Lot	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	S

S = Requires Specific Use Permit
P= Permitted

3. The third amendment is a modification to the definition for a “Farmers or Gardeners Market” changing it to a Farmers/Artisans Market; removing the requirement to be licensed with the State of Texas; and adding crafts as allowable merchandise. Staff is proposing the following change:

OLD DEFINITION: Farmers or Gardeners Market. A market consisting of booths and stalls which is owned and operated by farmers and gardeners organized through their bona fide associations and cooperatives to sell to the general public agricultural and food products verified by the farmers or gardeners market and licensed by the State of Texas, as required.

NEW DEFINITION: Farmers/Artisans Market. A market at a designated outdoor location for the distribution and sale (directly to consumers) of products and goods that are locally grown by farmers/gardeners or hand-crafted by artisans. Products and goods are not mass produced and no retail or resale is permitted.