

# MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Armando Guerrero, Planning Manager  
**Subject:** **Amendment to Section 3.4.3 Land Use Matrix, adding new use For Outdoor Concert Venue, and Chapter 7 Definitions to Include Outdoor Concert Venue.**  
**Date:** September 10, 2024

The City of Seguin Planning Department is seeking to amend the Unified Development Code (UDC) Section 3.4.3 Land use Matrix for the inclusion of Outdoor Concert Venue and Chapter 7 Definitions to include “Outdoor Concert Venue.” Outdoor Concert Venue, for this proposed use, is defined as the following:

***Outdoor Concert Venue (Small)*** – *An establishment with an outdoor area where live entertainment, including live music and other performances, is a component of the business, and in which there are less than 150 occupants.*

***Outdoor Concert Venue (Large)*** - *An establishment with an outdoor area where live entertainment, including live music and other performances, is a component of the business, and in which there are 150 or more occupants.*

In order to ensure that the proposed use does not create adverse impacts on adjacent properties, an Outdoor Concert Venue use shall only be permitted in Commercial (C), and Light Industrial (LI) zoning. An approved Specific Use Permit shall be required for an Outdoor Concert Venue that is defined as “Large” per the *Outdoor Concert Venue* definition

in Chapter 7. The Specific Use Permit process will allow property owners within 200' of the proposed site the opportunity to voice any comments or concerns to the Commission, it will also allow the Planning & Zoning Commission to adopt additional requirements to protect the surrounding properties.

A Specific Use Permit would not be required for an Outdoor Concert Venue that is defined as "Small" per the *Outdoor Concert Venue* definition in Chapter 7, and shall only be permitted in areas that are zoned Commercial (C), and Light Industrial (LI).

The proposed use and definition inclusion into the Unified Development Code was presented to account for the growing popularity of live entertainment and concert events. Addressing size requirements and requiring special conditions is important for protecting the residents, attendees, venue workers, and first responders who will be attending, working, or servicing this event. The health, safety, and wellbeing of all the stakeholders is vital for the success of these live events moving forward.

Staff recommends the amendment to the UDC to allow an Outdoor Concert Venue in Commercial and Light Industrial zoning and require an approved Specific Use Permit for Outdoor Concert Venues that are defined as "Large." Outdoor Concert Venue that are defined as "Small" in Chapter 7 would be permitted without the approval of a Specific Use Permit.

