



PLANNING & CODES

Planning and Zoning Commission Report

Amendments to the City of Seguin Unified Development Code (UDC), Section 3.2.18- Planned Unit Development (PUD), to modify the requirements and allowances of General Land Use Plans

Pamela Centeno, Director of Planning and Codes, presented the proposed UDC amendments to Section 3.2.18 of the UDC, which relates to the Planned Unit Development (PUD) zoning district. She identified two proposed changes to the regulations for General Land Use Plans. The first recommended amendment is to allow GLUPs to propose modifications to the regulations in Chapter 6 in addition to Chapters 3 and 5, as is already allowed. She reminded them that Chapter 6 is the section regulating signage, which was only recently moved from the Code of Ordinances to the UDC. She noted that signs are a very big part of development, especially commercial development. For that reason, she noted that staff suggests adding Chapter 6 modifications to the GLUP section of the UDC.

Ms. Centeno then stated that the second amendment is in regard to the expiration date. She reminded the Commission that the UDC states that alternative expiration dates can be approved for Limited Use Permits and Specific Use Permits. The UDC does not, however, specifically state whether an alternative expiration date can be approved for a GLUP. She stated that staff recommends amending the code to directly state that the City Council can approve an alternative expiration date for a GLUP.

The Commission inquired about whether there is a specific limit to the amount of time that can be approved. Ms. Centeno stated that it does not, but that the applicant typically requests a specified amount of time and that the Commission (and ultimately the Council) would consider whether the requested amount is a reasonable timeframe for that specific project.

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, Commissioner Pedigo moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC for General Land Use Plans. Commissioner Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.2.18 OF THE UDC.

MOTION PASSED

8-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna, Recording Secretary

A handwritten signature in blue ink that reads "PCenteno".

ATTEST: Pamela Centeno, Director of Planning & Codes