

MEMORANDUM

To: Mayor Donna Dodgen and Seguin City Council
Steve Parker, City Manager

From: Kyle Kramm, Main Street & CVB Director

Through: Pamela Centeno, Director of Planning & Codes
Rick Cortes, Deputy City Manager

Subject: Allowable Uses in Downtown Historic District

Date: November 23, 2020

The Seguin Main Street Advisory Board adopted a new work plan in August 2019 with one of the goals being to ensure downtown is a welcoming environment for entrepreneurs. Under this goal, the Board included a strategic action of reviewing codes and ordinances impacting the development of downtown Seguin.

The first code the Board chose to review were the land uses allowed within the downtown historic district overlay. At the September meeting of the Main Street Advisory Board, the Board voted to recommend several amendments to the UDC regarding land uses within the downtown historic district. After a public hearing at the November meeting of the Planning & Zoning Commission, the Commission also recommended City Council approve the amendments as presented below and within the attached ordinance.

Educational & Daycare Facilities

Change all uses to require a Specific Use Permit, minus the Day Nursery with 6 or less students.

(This will allow the City to conduct the public hearing process to review a parking and student pick-up/drop-off plan, possible impacts on surrounding properties with the prohibition on the sale of alcohol for future development, and other possible impacts to surrounding areas.)

Government and Community Facilities

Community Center allowed with a Limited Use Permit

- Provide a parking plan.

Food Bank allowed with a Limited Use Permit

- Provide a trash plan to deal with food waste

MAIN STREET & CVB

- Provide a food distribution plan.

Social Services to Permitted

Automobile Sales and Services

Auto repair and servicing (work done outdoors) not permitted.

Retail/Services

Financial Institution with a drive-thru require a Limited Use Permit.

- Follow the speaker box requirements for restaurants and retail.

Tattoo Studios allowed with a Limited Use Permit.

- Shall not be within 300 feet of a school or church (door to door).
- Shall not be within 300 feet of an existing tattoo studio (door to door).

Bail Bonds allowed with a Limited Use Permit.

- Shall not be located within 300 feet of another bail bonds (door to door).
- Shall not be within 300 feet of a church or school (door to door).

Pay Day Loan allowed with a Limited Use Permit.

- Shall not be within 300 feet of another pay day loan lender (door to door).

Pawn Shops allowed with a Limited Use Permit.

- Shall not be within 300 feet of another pawn shop (door to door).