



PLANNING & CODES

Planning and Zoning Commission Report

24-449A

A request 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," was considered during a public hearing at the Planning & Zoning Commission meeting on October 8, 2024.

Armando Guerrero, Planning Manager, presented the proposed amendment changes. He provided the proposed definition for both Large and Small Outdoor Concert Venues:

Outdoor Concert Venue (Small) – An establishment with an outdoor area where live entertainment is performed as a component of the business, and which the outdoor area has an occupancy of less than 100. Live entertainment includes but is not limited to performances by singers, bands, disk jockeys, or other performers.

Outdoor Concert Venue (Large) - An establishment with an outdoor area where live entertainment is performed as a component of the business, and which the outdoor area has an occupancy of 100 or more. Live entertainment includes but is not limited to performances by singers, bands, disk jockeys, or other performers.

Mr. Guerrero noted the changes from the current proposed definition, in comparison to the previous definition, and pointed out that the Downtown Historic District would also be included in the Land Use Matrix for both large and small venues.

Mr. Guerrero presented highlights for other cities and what they are doing when it comes to this proposed use. Mr. Guerrero stated he researched cities of various sizes to compare what other municipalities require.

The Commission discussed the wording of the proposed definition.

Pamela Centeno, Director of Planning and Codes, went over the definition and noted the current Outdoor Festival Permit process for the City of Seguin, which is used to allow for a one-time event and noted the need for Outdoor Concert Venue to allow for multiple events. Mrs. Centeno also noted that the Commission would have the authority to impose conditions that limit the frequency and size of the proposed events.

The Commission discussed the size for the "small" venues and what would be required.

Mrs. Centeno noted that they would still have to adhere to the occupancy requirements but would not be required to obtain a Specific Use Permit.

The Commission then discussed editing the wording of the two definitions.

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

The Commission then discussed the wording for the proposed definition and made recommendations.

Mrs. Centeno touched on the differences between indoor and outdoor usage and gave some general examples of small and large scale uses.

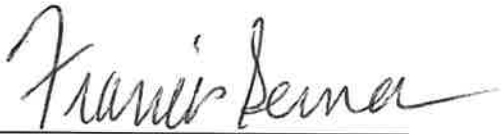
The Commission then discussed wording and the proposed number for both the small and large definitions.

After consideration of the staff report and all information given regarding the amendments Vice-Chair Felty moved that the Planning and Zoning Commission recommend approval of the proposed amendments with the exception that the wording be changed to "Outdoor Entertainment Venue," and edit the "Small" venue to less than 150, and the "Large" venue to 150 or more. Commissioner Pedigo seconded the motion. The following vote was recorded:

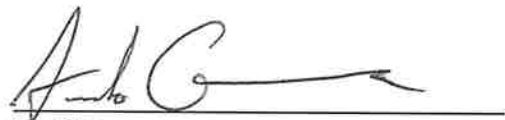
RECOMMENDATION TO AMEND THE UNIFIED DEVELOPMENT CODE SECTION 3.4.3 LAND USE MATRIX AND INCLUSION OF OUTDOOR ENTERTAINMENT VENUE "SMALL" AND "LARGE" IN CHAPTER 7 DEFINITIONS.

MOTION PASSED

7-0-0



Francis Serna, Recording Secretary



ATTEST: Armando Guerrero,
Planning Manager