

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: Amendments to the UDC, adding Outdoor Entertainment Venues as a new land use
Date: December 31, 2024

Historical Background

At the meeting on November 5, 2024 City Council tabled an agenda item to amend the Unified Development Code (UDC) Section 3.4.3- Land Use Matrix to add outdoor entertainment venues. Council directed staff to provide examples of occupant loads for existing establishments in Seguin that have outdoor areas that could be utilized as outdoor entertainment venues. As presented at the previous meeting, staff has defined small and large outdoor entertainment venues by the maximum occupant load of the outdoor space. Per the proposed ordinance, large venues have an occupancy of 150 or more while small venues have less than 150.

Per Council’s direction staff has estimated the occupancy loads of the outdoor areas for eleven bars and restaurants currently operating in the city limits. The occupant loads are calculated based on the International Fire Code, which establishes occupant loads for assembly areas without fixed seating as follows:

Unconcentrated space (tables & chairs) - 15 sq ft per person

Concentrated space (chairs only) - 7 sq ft per person

Standing room only – 5 sq ft per person

Establishment	Location	Outdoor Space	Occupant Load		
			15 sq ft	7 sq ft	5 sq ft
The 1908	100 E. Court	304 sq ft	20	43	61
Schulze’s Pit Room	1013 Schriewer	1,200 sq ft	80	171	240
Sips & Gulps	501 N. Austin	1,354 sq ft	90	193	271
Varsity Inn	956 W. Court	1,662 sq ft	110	237	332
Highwater Bar	210 E. Kingsbury	1,760 sq ft	117	251	352
Bar Seguin	410 N. Austin	2,185 sq ft	146	312	437
The Powerplant Restaurant	2006 Stockdale Hwy	3,271 sq ft	218	467	654
JR Lounge	918 W. Kingsbury	3,766 sq ft	251	538	753
Seguin Bar & Billiards	113 N. River	4,630 sq ft	309	661	926
Johnny Pickles Distillery	1711 N. Austin	6,173 sq ft	412	882	1,235
Seguin Schoolyard	225 N. Saunders	36,768 sq ft	2,451	5,253	7,354

Action Requested

Staff is requesting action on the adoption of an ordinance to amend the UDC to add new land uses due to the growing popularity of live outdoor entertainment and concert events. The intent is to protect the residents, attendees, venue workers, and first responders while allowing for the success of live entertainment in Seguin.

Recommendation

Staff presented the proposed UDC amendments to the Planning and Zoning Commission on October 8, 2024. Following a public hearing the Commission voted to recommend approval of the amendments.

Attachments

- Final Report of the Planning & Zoning Commission
- Draft Ordinance