



Planning and Zoning Commission Report

The following amendments to the Unified Development Code were considered during a public hearing at the Planning and Zoning Commission meeting on September 9, 2015:

- **Minor Text Amendments to the City of Seguin Unified Development Code amending Section 3.4.3 (Land Use Matrix) and Section 3.5.3 Limited Use, Development Standards.**

Pamela Centeno presented the memo and outlined the following amendments to the current Unified Development Code:

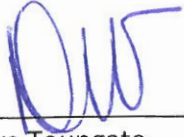
- Amend the Land Use Matrix to remove the following uses in the Neighborhood Commercial District.
 - Vocational School in the Educational and Daycare Facilities category
 - Hotel/Motel in the Overnight Accommodations category
 - Bar/Nightclub in the Entertainment/Recreation category
 - Gasoline service station in the Retail/Service category
- Removal of Gasoline Service Station in Section 3.5.3.L Limited Uses, Development Standards.

Staff discussed these particular uses and their possible effects on a neighborhood. These four uses would have a greater impact on surrounding residences due to increased vehicular traffic, parking issues, and/or noises. Ms. Centeno then asked the Commission if there was any other permitted, limited, and/or specific uses in the Neighborhood Commercial District that requires re-evaluation. The topic of establishments with drive-thru was introduced. Establishments with drive-thru tend to have more traffic and make cause a nuisance to a small neighborhood. Currently these uses require a Limited Use permit to regulate the operation of service speakers and its proximity to a residential district. The Commission suggested that these three uses require a Specific Use Permit, which would require a public hearing.

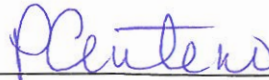
The regular meeting recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff updates and all information given, the Planning and Zoning Commission voted 8-0-0 to recommend approval of the minor text amendments to the Seguin City Council with the additional amendment of Financial Institution with Drive-Thru, Restaurant with Drive-Thru, and Retail/Service with Drive-Thru from Limited Use to Specific Use in the Neighborhood Commercial District in the Retail/Service category.

RECOMMENDATION TO THE SEGUIN CITY COUNCIL FOR APPROVAL OF MINOR TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE – MOTION PASSED 8-0-0.



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning & Codes