

MEMORANDUM

To: Seguin Planning & Zoning Commission
From: Armando Guerrero, Planning Manager
Subject: **Amendment to Section 3.4.3 Land Use Matrix, adding new use for Concert Venue, and Chapter 7 Definitions to include Concert Venue.**
Date: October 8, 2024

The City of Seguin Planning Department is seeking 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.” Outdoor Concert Venue, for this proposed use, is defined as the following:

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.*

In order to ensure that the proposed use does not create adverse impacts on adjacent properties, an Outdoor Concert Venue use shall only be permitted in Commercial (C), and

Light Industrial (LI) zoning. An approved Specific Use Permit from the Planning and Zoning Commission shall be required to allow for the use of an Outdoor Concert Venue that is defined as “Large.” The Specific Use Permit process will allow property owners within 200’ of the proposed site the opportunity to voice any comments or concerns to the Commission, it will also allow the Planning & Zoning Commission the ability to place additional requirements in the Specific Use Permit to protect the surrounding properties.

A Specific Use Permit would not be required for an Outdoor Concert Venue use that is defined as “Small” and shall only be permitted in areas that are zoned Commercial (C), and Light Industrial (LI).

The proposed use and definition inclusion into the Unified Development Code was presented to account for the growing popularity of live entertainment and concert events. Addressing size requirements and requiring additional conditions and limitations is important for protection of the neighborhood’s residents, event attendees, venue workers, and first responders who will be attending, working, or servicing this event. The health, safety, and wellbeing of all the stakeholders is vital for the success of these live outdoor events moving forward.

Staff recommends the amendment to the UDC to allow an Outdoor Concert Venue in Commercial and Light Industrial zoning and require an approved Specific Use Permit for Outdoor Concert Venues that are defined as “Large.” Outdoor Concert Venue that are defined as “Small” would be permitted without the approval of a Specific Use Permit.

