



Memorandum

Date: April 15, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Minor Amendments to the Unified Development Code

The Seguin Unified Development Code (UDC) was adopted and became effective in its entirety on March 27, 2015. As staff enforces the new regulations in the coming year we expect to find areas of the Code that will need minor revisions. This is typical following significant changes to a City's development regulations. At the Planning and Zoning Commission meeting on March 14, 2015 staff presented the following amendments:

- Section 1.1.9 (Violations)- Add enforcement and remedies as originally included in the City of Seguin's Zoning Ordinance. The language regarding violations was adopted in the UDC, but the sections regarding the responsible City Official, right to enter, stop orders, and remedies to abate violations of the adopted regulations were not carried over.
- Section 1.2.5 (Long Range Planning Committee)- Amend the UDC to remove the need for the Long Range Planning Committee (LRPC) to approve Thoroughfare Plan amendments. The Thoroughfare Plan is currently in the Comprehensive Plan, but is slated for future removal pending the creation of an independent document. These amendments to the plan should not need to go through three boards for approval (LRPC, P&Z, and Council).
- Section 2.7.5 (Land Use Matrix, Industrial Uses)- Modify warehouse w/ outdoor storage to require a Specific Use Permit in Commercial and Light Industrial. Add self-storage with outdoor storage that would be permitted in Industrial, but would require a Specific Use Permit in Commercial & Light Industrial.
- Section 4.1.4 (Subdivisions, General Principles)- Amend the UDC to require a minimum 100' lot frontage (width) and 0.5 acres for lots in the ETJ. Outside the city limits there is no zoning, therefore zoning cannot be used to mandate lot

dimensions. The amendment would require a minimum lot frontage width of 100'. In addition, TCEQ regulations require 0.5 acres for septic tanks. While this is already noted in the Interlocal Agreement with Guadalupe County, staff is requesting to add it to the UDC to ensure conformance with this requirement.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of these amendments to the Unified Development Code. Attached please find copies of the Final Report of the Commission, and the Ordinance for the amendments.