



## 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 May 12, 2015:

- **Minor Text Amendments to the City of Seguin Unified Development Code for sections 3.4.3 (Land Use Matrix) and Definitions.**

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

- Differentiate between an existing Single Family Residential Detached Dwelling and a newly constructed Single Family Residential Detached dwelling in the Neighborhood Commercial (NC) and Commercial (C) Zoning Districts.
  - To allow existing and new dwellings in NC
  - To allow existing dwellings in C with a Specific Use Permit (new dwellings would be prohibited)
- Add stand-alone parking lots as a land use in the Matrix
  - Originally in the Zoning Ordinance
  - To allow parking lots with an SUP in the C, P, & LI districts
  - To allow parking lots in I districts
  - To allow parking lots in the DHD with an SUP
- Modify the definition of a "Farmers or Gardeners Market"
  - Change to "Farmers/Artisans Market"
  - Remove the requirement to be licensed with the State of Texas
  - Add crafts as allowable merchandise

Definition-

- *A designated outdoor location for the distribution and sale directly to consumers of products and goods that is locally grown by farmers/gardeners or hand-crafted by artisans. Products and goods are not mass produced and no retail or resale is permitted.*

The Commission did not present any questions to the proposed changes.

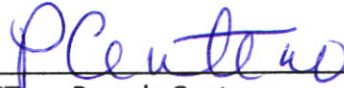
The regular meeting recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff updates and all information given, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the minor text amendments to the Seguin City Council.

**RECOMMENDATION TO THE SEGUIN CITY COUNCIL FOR APPROVAL OF MINOR TEXT AMENDMENTS TO  
THE UNIFIED DEVELOPMENT CODE –  
MOTION PASSED 7-0-0.**



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Dora Toungate  
Planning Assistant



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ATTEST: Pamela Centeno  
Director of Planning & Codes