



PLANNING & CODES

Planning and Zoning Commission Report Amendments to the City of Seguin Unified Development Code (UDC) Section 3.4.3 – Land Use Matrix – Utility Facilities

Pamela Centeno presented the amendments to the Land Use Matrix in the Unified Development Code. She stated that Utility Facilities are currently not identified in the matrix. She explained that Utility Facilities include electrical substations, water towers, and other infrastructure constructed by public or private. Ms. Centeno stated that with the growth in Seguin additional utility services will be necessary. Previously, utility facilities were allowed within a public district being that they were utilities to serve the public. Staff recognized that there is a need for utility expansion to occur as growth occurs. However, staff also wants to make sure that the neighboring properties of proposed areas are considered. Staff proposed to add utility facilities as its own land use in the matrix. Staff is proposing to allow utility facilities in properties that are zoned Agricultural Ranch, Commercial, Public, Light Industrial and Industrial with a Specific Use Permit (SUP). The Commission may place conditions on the SUP. Ms. Centeno presented examples of how some utility facilities have been placed in districts where additional aesthetics were required to be placed near the facilities. Commission Gettig supported the request stating that the process will be transparent.

The regular meeting was then recessed, and a public hearing was held.

Larry Lee asked if a zoning change was required. He said he was against the GVEC substation being placed in his backyard. He said the whole neighborhood is against it and feels staff will allow them.

Pamela Centeno explained that the Specific Use Permit process will allow staff to provide additional information regarding the proposed use of the property to the adjacent property owners. The request for a SUP would be will be presented before the Commission who may deny, approve or approve with conditions. Ms. Centeno explained the zoning process.

Mr. Lee stated that the zoning change letter did not identify what the zoning was for. He said that the neighborhood also received a letter from GVEC and they felt that GVEC already has permission to proceed.

Pamela Centeno explained that she has seen the letter and that the City did not draft or provide the letter. She advised Mr. Lee that she will be at the meeting to answer questions regarding city zoning. She explained that this type of meeting is typical and warranted when there are citizen concerns.

There being no additional responses from the public the regular meeting reconvened.

Commissioner Lievens thanked Pamela for bringing the item to the Commission. He said he was contacted by a property owner. Mr. Lievens stated that the process is good for transparency and will allow for restrictions to be placed on the specific use permit. Ms. Centeno explained the Specific Use and Zoning Change Process and advised that appeals go to Council.

After consideration of all information given regarding the Amendments to the UDC, Section 3.4.3-Land Use Matrix, Commissioner Gettig moved that the Planning and Zoning Commission recommend approval to City Council. Commissioner DePalermo seconded the motion. The following vote was recorded:

MOTION PASSED 7-0-0

Francis Serna
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning & Codes