

City of Seguin

Planning/Codes Department

Memorandum

Date: September 28, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Minor Amendments to the Seguin Unified Development Code (UDC)
Neighborhood Commercial District Land Uses

In the past few months as part of the UDC rezoning process, many properties previously zoned Mixed and Pre-Development were rezoned to Neighborhood Commercial. The purpose of the Neighborhood Commercial zoning district is to allow small scale, limited impact commercial, retail, and office uses in close proximity to residential districts. In evaluating the Land Use Matrix staff identified a number of uses currently allowed in the Neighborhood Commercial district that would not be compatible due to traffic, parking, and/or noise impacts. Following a public hearing at their meeting on September 8, 2015, the Planning and Zoning Commission recommended approval of the following amendments proposed by staff:

- Amend the Land Use Matrix to prohibit 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
- Amend the Land Use Matrix for Financial Institution with Drive-Thru, Restaurant with Drive-Thru, and Retail/Service with Drive-Thru from Limited Use to Specific Use, requiring a Specific Use Permit in the Neighborhood Commercial District.
- Removal of Section 3.5.3.L Limited Uses Development Standards-Gasoline Service Station. With the omission of the gasoline service station as a Limited Use in the Neighborhood Commercial District, this section is no longer necessary.

Attached please find copies of the Final Report of the Commission and the Ordinance making these amendments to the UDC.