

City of Seguin

Planning/Codes Department

Memorandum

Date: August 25, 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)

Staff is proposing the below amendments to the UDC. Following a public hearing at their meeting on July 8, 2015, the Planning and Zoning Commission recommended approval of the following amendments:

- In accordance with Section 211.006(f) of the Texas Local Government Code a governing body of a City may, by ordinance, require the affirmative vote of three-fourths of its members to overrule a recommendation of the Zoning Commission that a proposed change to a regulation or boundary be denied. This requirement was included in the previous Zoning Ordinance but did not carry over to the UDC. The previous Zoning Ordinance also required an affirmative vote of three-fourths of Council when a written protest against a zoning change was signed by 20% of the property owners of the lots affected or those within 200' of the affected area . Staff is recommending that this requirement be reinstated into the UDC.
- Amend the Land Use Matrix to allow packaging, assembly, and /or treatment of finished or semi finished products from previously prepared material with a Limited Use Permit in a Commercial zoning district. This use was allowed in the previous Zoning Ordinance with a Specific Use Permit as long as no adverse external effects such as noise or odor extend beyond the property lines of the site. The Limited Use Permit would create the same restrictions on adverse effects of noise or odor but would allow administrative review of the request.

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