



PLANNING & CODES

Planning and Zoning Commission Report Amendments to the City of Seguin Unified Development Code, Sections 3.4.3 and the definitions to amend the provisions for accessory dwelling units.

Pamela Centeno, Planning and Codes Director presented the proposed amendments to Section 3.4.3 and the Definitions to amend the provisions for accessory dwelling units of the UDC. She stated that the Planning Department is proposing amendments that limit the number of accessory dwelling units to one per lot, limit the size of an accessory dwelling unit to 800 sq. ft, and to clarify how the size of an accessory dwelling unit is calculated. Ms. Centeno advised the Commission of the current provisions for Accessory Dwelling Units. She added that accessory dwelling units are required to be under the same utilities and are not allowed to be used as a rental property.

The Commission and staff discussed the footprint and square footage of the accessory dwelling units. Staff advised that open garages are not included in the square footage. The Commission asked about pool houses with kitchens and restrooms. Staff advised that a pool house with these amenities would be considered an accessory dwelling. Ms. Centeno explained that the UDC does not allow two homes on one lot in single family zoning and the proposed square footage will ensure there is only one home. Some of the Commissioners expressed concern with the 800 square foot limitation for accessory dwelling units. Ms. Centeno stated that these regulations can be researched further and amended with the updates to Chapter 3 of the UDC.

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


After consideration of the staff report and all information given regarding the proposed amendments to Section 3.4.3 and the Definitions, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC. Commissioner Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.4.3 AND DEFINITIONS OF THE UDC.

MOTION PASSED

4-3-0


Francis Serna, Recording Secretary


ATTEST: Pamela Centeno, Director of Planning & Codes