

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **Proposed Changes to the Unified Development Code (UDC),
Outdoor Entertainment Venues**

Date: October 28, 2024

The City of Seguin Planning Department is seeking to amend the Unified Development Code (UDC) Section 3.4.3- Land Use Matrix to add outdoor entertainment venues. In order to ensure that the proposed use does not create adverse impacts on adjacent properties, staff has defined small and large outdoor entertainment venues by the maximum occupancy allowance for the outdoor space. Large venues, defined by an outdoor area with an occupancy of 150 or more, will require the approval of a Specific Use Permit (SUP). The SUP process requires a public hearing, which will allow surrounding property owners the opportunity to voice concerns about potential impacts. The SUP also allows the Planning & Zoning Commission to adopt conditions to protect the surrounding properties. Small venues will not require a Specific Use Permit. All outdoor entertainment venues, large and small, will still be required to meet all applicable City requirements (parking, ingress/egress, life safety & fire codes, building codes, etc.)

The proposed uses are being presented due to the growing popularity of live outdoor entertainment and concert events. The intent of the ordinance is to protect the residents, attendees, venue workers, and first responders while allowing for the success of live entertainment in Seguin.

Staff recommends the amendments to the UDC to add outdoor entertainment venues to the Land Use Matrix in the Unified Development Code. Staff presented their recommendations to the Planning and Zoning Commission on October 8, 2024. Following a public hearing the Commission voted to recommend approval of the amendments. Attached please find copies of the Final Report of the Commission and the proposed Ordinance amendments.