

# City of Seguin

Planning/Codes Department

## Memorandum

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**Date:** March 9, 2016  
**To:** Mayor Keil and the Seguin City Council  
**From:** John Foreman, AICP, CNU-A  
Assistant Director of Planning/Codes  
**RE:** Amendments to the Seguin Unified Development Code (UDC)

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### **Background**

Staff recently met with a group proposing to operate a microbrewery within the City Limits. A microbrewery is not currently listed on the Land Use Matrix or Definitions in the Unified Development Code, and staff was unable to classify the use as similar to an existing use because of its unique characteristics.

### **Analysis and Staff Recommendation**

After evaluating the current Unified Development Code, researching other cities' regulations, and consulting other resources such as the American Planning Association's *Zoning for Micro-Alcohol Production*, staff recommends three changes to the Unified Development Code:

1. A definition for Microbrewery/Brewpub. This is based on the brewing industry's standard for the maximum production capacity, which other cities have used in their definition as well. A Brewpub is slightly different, typically a restaurant that brews beer for on-site sales. TABC regulates these differently, but from a zoning perspective, a Brewpub and a Microbrewery are similar as are any potential negative impacts to nearby properties. Staff proposes to include them in the same definition.
2. Classification in the Land Use Matrix. Staff recommends that a Microbrewery/Brewpub be allowed by right in Industrial and Light Industrial districts because the use and any potential impacts to surrounding properties are consistent with other allowable uses. In Commercial and the Downtown Historic District, staff recommends that a Limited Use Permit (LUP) be required to ensure that the Microbrewery/Brewpub will operate in such a way that surrounding properties are not negatively impacted. In Neighborhood Commercial, staff recommends that a Specific Use Permit be required. The standards for a LUP would still apply, and a public hearing and P&Z approval would be required. The additional public process is necessary because although some NC zoned locations may be appropriate for this use, others are within neighborhoods or adjacent to uses which are incompatible.
3. Limited Use Standards – in the zoning districts where a Microbrewery/Brewpub is a Limited Use (Commercial and the Downtown Historic District), these standards ensure that the proposed use will not negatively impact neighbors while still allowing for administrative review and approval.