

**MEMORANDUM**

**To:** City of Seguin Mayor and Council Members  
Douglas Faseler, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **Amendment to the Unified Development Code (UDC)- adding a winery as a permitted land use in certain zoning districts.**

**Date:** August 1, 2018

The City of Seguin Planning Department was recently approached by a citizen that is interested in opening a winery within the city limits. A winery is not presently a listed use in the Unified Development (UDC). City staff is recommending adding wineries to the UDC, creating them as a permitted use in Industrial zoning districts, and as a permitted use in Commercial and Light Industrial zoning districts with a Specific Use Permit. Staff is also recommending a definition for a winery, in which it specifies that those located in the Downtown Historic District will be required to have a wine-tasting or retail component to their business.

A public hearing was held by the Planning & Zoning Commission on July 10, 2018 to receive public comment on the newly proposed land use. No public comment was received. Following the hearing, the Commission voted to recommend approval of the amendments to the ordinance as presented by City staff. Attached please find a copy of the Final Report of the Commission and a copy of the proposed ordinance amendments.