

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **Amendments to the Seguin Code of Ordinances, Chapter 22, Businesses, to add Article XI- Short-term Rentals, and associated licensing and inspection fees**
Date: August 22, 2025

Background

The Seguin Planning Department is seeking to add a new section to Chapter 22 of the Code of Ordinances for short-term rentals. In 2024, following concerns from residents impacted by short-term rentals along riverfront properties in Seguin, an advisory committee was formed to discuss potential regulations for short-term rentals. Staff has drafted regulations for short-term rentals based on the specific recommendations of the advisory committee. The proposed regulations include requirements for off-street parking, occupancy limits, safety standards, and other regulations intended to protect the short-term rental and the surrounding neighborhoods. The ordinance also proposes the requirement for an annual license and an inspection for all short-term rentals that operate within the city limits of Seguin. While the regulations and licensing requirements are proposed for Chapter 22 of the Code of Ordinances, the creation of a short-term rental as a new and separate land use from standard residential uses needs to be defined and added to the UDC. Amendments to the UDC to add short-term rentals as a new use have been proposed in a separate ordinance and are being considered concurrently with the new regulations for short-term rentals in Chapter 22 of the Code of Ordinances.

Action Requested

Staff is requesting action on a proposed ordinance to add Article XI, Short-term Rentals to Chapter 22 of the Code of Ordinances.

Recommendation

The draft ordinance has been prepared based on the specific recommendations of the advisory committee created to propose regulations for short-term rentals. Staff recommends approval of the proposed ordinance.

Attachments

- Proposed ordinance amending the Seguin Code of Ordinances, Ch. 22, to add Article XI, Short-term Rentals