



## Planning and Zoning Commission Report

The following amendments to the Unified Development Code were considered during a public hearing at the Planning and Zoning Commission meeting on June 9, 2015:

- **Minor Text Amendments to the City of Seguin Unified Development Code amending the definition of Single-Family Dwelling Units, Chapter 5 (Screening Requirements), and Section 3.4.3 (Land Use Matrix).**

John Foreman presented the memo and outlined the following amendments to the current Unified Development Code:

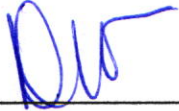
- Move the definition of "Single – Family Dwelling Units" from Chapter 3 to Definitions
- Consolidate Screening Requirements
  - Found in three sections in Chapter 5
  - Add the requirement to screen unsightly areas between different uses.
  - Allow flexibility of screening between similar uses
- Land Use Matrix Updates
  - Add Modular Homes as a Limited Use in the Neighborhood Commercial (NC) district.
  - Add two new uses, Food Banks and Social Services to the Government and Community Facilities category.
    - Food Banks – as a Specific Use in the Neighborhood Commercial (NC) and Public (P) districts and as allowed by right in the Commercial (C), Light Industrial (LI), and Industrial (I) districts.
    - Social Services – as a Specific Use in the Neighborhood Commercial (NC) district and as allowed by right in the Commercial (C), Public (P), Light Industrial (LI), and Industrial (I) districts.

The Commission did not present any questions to the proposed changes.

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

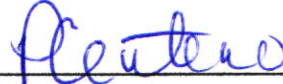
After consideration of the staff updates and all information given, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the minor text amendments to the Seguin City Council.

**RECOMMENDATION TO THE SEGUIN CITY COUNCIL FOR APPROVAL OF MINOR TEXT AMENDMENTS TO  
THE UNIFIED DEVELOPMENT CODE –  
MOTION PASSED 7-0-0.**



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Dora Toungate  
Planning Assistant



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ATTEST: Pamela Centeno  
Director of Planning & Codes