



Memorandum

Date: June 30, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Minor Amendments to the Unified Development Code
June 2015 P&Z Meeting

Staff is recommending the following amendments to the Seguin Unified Development Code (UDC):

1. The first amendment deletes Section 3.1.5, which defines the allowed occupancy of single-family dwellings, and moves it to the Definitions section of the UDC. The requirements remain the same but are being relocated to an area more conveniently located and searchable in the Code.
2. The amendments to Chapter 5- Site Development Standards move the screening requirements for parking areas and other unsightly areas (loading docks, outside storage, etc.) from the Landscaping and Off-Street Parking sections to the Screening section. A minor change to the text will also add that unsightly areas must be screened from adjacent properties with different land uses. This was required in the previous Zoning Ordinance.
3. The amendments to the Land Use Matrix will allow Modular Homes in the Neighborhood Commercial District and add two new uses: Food Banks and Social Services.

The Planning & Zoning Commission held a public hearing at their regular meeting on June 9, 2015 to receive public comment. No comments were received from the public and the Commission voted in favor of recommending the amendments to City Council.