



## PLANNING & CODES

### Planning and Zoning Commission Report

**Amendments to the City of Seguin's Unified Development Code Section 1.2.7.C Floodplain Administrator, Section 1.4 Expiration of Applications, Section 2.10 Flood Plain Development Permit, Section 4.6 Stormwater and Drainage Standards, and Section 4.3.2 Drainage Easement (DE), to modify floodplain regulations and related administrative provisions.**

Shelly Jackson, Assistant Director of Planning and Codes, presented the proposed amendments to the UDC, specifically Sections 1.2.7.C, 1.4, 2.10, 4.6, and 4.3.2, relating to floodplain and stormwater management. The first proposed amendment updates the duties and authority of the Floodplain Administrator and revises language to reference Chapter 54, Article II (Flood Damage Prevention) of the Code of Ordinances. She explained that these changes are intended to ensure consistency between the UDC, the City's adopted floodplain regulations, and federal standards.

The second amendment introduces a Flood Zone Map Change application associated with FEMA flood map revisions. Additional amendments clarify terminology, correct formatting and spelling inconsistencies, and refine application requirements to improve clarity for applicants. The final amendments address updated development standards within mapped floodplain areas and improve consistency with the City's Stormwater Criteria Manual.

Ms. Jackson further explained that the proposed amendments improve clarity, eliminate outdated language, and ensure alignment between the UDC, the Code of Ordinances, and the Stormwater Criteria Manual, while maintaining compliance with federal floodplain management requirements.

The Commission inquired about certain types of development within floodplain areas. Ms. Jackson explained that, with proper permitting, development activities within the floodplain must comply with local and federal regulations.

Commissioner Felty requested clarification of the term "zone of influence." Jennifer Shortess, Assistant Director of Capital Projects and Engineering, provided additional explanation to the Commission.

The regular meeting was recessed, and a public hearing was conducted. With no comments received from the public, the meeting was reconvened for action.

Following consideration of the staff report and all information presented regarding the proposed UDC amendments, Commissioner Jones moved to recommend approval of the amendments to all referenced sections. Commissioner Davila seconded the motion. The motion carried by the following vote:

**RECOMMENDATION TO APPROVE AMENDMENTS TO SECTIONS 1.2.7.C, 1.4, 2.10, 4.6, AND 4.3.2 OF THE UDC.**

**MOTION PASSED**

**7-0-0**

  
Francis Serna, Recording Secretary

  
ATTEST: Shelly Jackson, Assistant Director of Planning & Codes