

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: Amendments to add “Utility Facilities” as a land use in the Unified Development Code (Sec. 3.4.3)

Date: April 30, 2019

City staff is seeking to amend the Land Use Matrix of the Unified Development Code to include *Utility Facilities*. Currently, Utility Facilities are not listed as a separate land use in the Land Use Matrix. Previously, they have been generally classified as uses that serve the public and have been allowed in the Public zoning districts. Due to the possible impacts of neighboring properties, City staff is recommending that a Specific Use Permit be required for Utility Facilities. Specific Use Permits require a public hearing, which will allow neighboring property owners to provide their comments and input about a proposed Utility Facility. In addition, the Planning & Zoning Commission can grant approval with conditions such as screening, buffers, and other restrictions to protect neighbors from potential negative impacts. City staff recognizes that utilities provide essential services to the public; and that the need for utility expansions will increase with future growth. The Specific Use Permit process will allow the City to ensure compatibility with surrounding properties as utility expansions are warranted in order to provide better service to existing and new property owners.

A public hearing was held by the Planning & Zoning Commission on April 9, 2019 to receive public comment on the newly proposed land use. One person spoke during the hearing. His comments are summarized in the attached Final Report from the Commission. 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 proposed ordinance amendments.