



## **PLANNING & CODES**

### **Planning and Zoning Commission Report Amendments to the City of Seguin Unified Development Code, Sections 3.4.3 Land Use Matrix and Chapter 7 (Definitions) to add short-term rentals as a new use, and provide a definition**

Pamela Centeno, Director of Planning and Codes presented the proposed UDC amendments to add short-term rentals to the land use matrix and to define the new use. She stated that, in 2024, concerned citizens came before City Council regarding short-term rentals along the rivers and lakes. She said that short-term rentals are not new to Seguin and have been in existence for a number of years. Over the years the use of larger homes as short-term rentals has created some issues. She said residents living amongst the short-term rentals presented pictures and videos to the City Council addressing their concerns. The short-term rentals are not currently regulated separately from typical single-family residential uses. Ms. Centeno gave a brief overview of how larger homes used as short-term rentals are impacting the neighborhoods. She explained that in 2024 the Planning Department was directed by City Council to draft regulations for short-term rentals (STRs) within the city limits. Ms. Centeno presented the recommendations of the STR Advisory Committee to create regulations for an annual business permit with specific requirements for short-term rentals.

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

After consideration of the staff report and all information given regarding the proposed amendments to Section 3.4.3 and the Definitions, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC for short-term rentals. Commissioner Rizo seconded the motion. The following vote was recorded:

#### **RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.4.3 AND DEFINITIONS OF THE UDC.**

#### **MOTION PASSED**

**7-0-0**

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna, Recording Secretary

A handwritten signature in blue ink that reads "PCenteno".

ATTEST: Pamela Centeno, Director of Planning & Codes