

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **Presentation on Proposed Short-term Rental (STR) Regulations**  
**Date:** June 11, 2025

**Historical Background**

In 2024, following concerns voiced by residences impacted by short-term rentals in their neighborhood, staff made a presentation to City Council about short-term rentals (STRs) in Seguin. Direction was given by City Council to create an advisory committee to discuss and propose regulations for short-term rentals. The committee was comprised of representatives from the City Council, the Planning & Zoning Commission, and city staff. The committee also included two representatives from the community: a citizen impacted by neighboring short-term rentals, and a citizen that manages numerous short-term rentals in Seguin and the surrounding areas.

The advisory committee had several meetings in 2024 to discuss and propose short-term rental regulations that would impose certain limitations on short-term rentals to ensure that the neighborhoods they operate in are not negatively impacted. The committee also proposed an annual permitting process in which the short-term rentals could be inspected and monitored for compliance with the proposed regulations. Staff will present the advisory committee's recommendations during the City Council meeting on June 17, 2025.

**Action Requested**

There is no formal action at this time. However, staff is requesting direction from City Council to move forward in July 2025 with a public hearing and possible adoption of a draft ordinance that would create regulations and an annual permitting process for short-term rentals operated within the city limits.

**Recommendation**

Staff is recommending that a public hearing be held on July 1, 2025 to receive citizen input for the proposed ordinance. Staff is also recommending that the regulations and permitting process as proposed by the rental advisory committee be considered for possible adoption on first reading at the City Council meeting on July 1, 2025.

**Attachments**

N/A