

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: UDC Amendments to Section 5.6 – Subdivision Perimeter Walls

Date: November 29, 2022

The Seguin City Council approved an ordinance for Subdivision Perimeter Walls on May 24, 2022. The ordinance was drafted in response to the increase in zoning requests for one- and two-family land uses directly adjacent to major roads. The major thoroughfares in the developed areas closer to the center of Seguin are zoned predominantly for commercial land uses. However, as the growth spans away from the city center with residential subdivisions developing in more rural regions of the city, the land use patterns are shifting. It is important to continue to reserve undeveloped land along major corridors for future commercial development to provide needed services to the growing population of Seguin. However, the community is also seeing more residential growth along these corridors, especially in areas further from the city center. The adopted ordinance requires subdivision perimeter walls to create a screening/buffer between the houses and the major roadways.

Following the adoption of the ordinance, many developers and builders contacted city staff with concerns about the impacts of the new ordinance. In September, city staff returned to the Planning & Zoning Commission with recommendations on how the ordinance could potentially be amended and improved to allow more options for the height of the fence/wall, building materials, and landscaping based on the classification of the adjacent roadway. During the meeting a public hearing was held and members of the development community were invited to present additional information and input about subdivision perimeter wall requirements.

City staff returned to the Commission at the October meeting for a public discussion on a table staff had drafted with options based on the adjacent roadway and buffer width. Based on the input of the Commission staff prepared a draft ordinance, which was posted online for the public to view two weeks before the November meeting.

Following another public hearing on November 8, 2022, the Planning & Zoning Commission recommended approval of the ordinance amendments as attached.