



PLANNING & CODES

Planning and Zoning Commission Report

Proposed amendments to the UDC, Section 2.1.3 Development Process and Associated Sections.

Helena Schaefer presented the staff report. She reminded the Commission of the presentation and discussion on amending the development process at last month's meeting. She explained that the amendment would streamline the process and allow concurrent reviews. She stated that the preliminary plat will be introduced and a name change for the subdivision construction plans to public infrastructure permit (that would encompass on-site and off-site improvements).

She explained that most changes are in Chapter 2, starting with the concurrent review of zoning and annexation, then the development studies and concept plan concurrent review. The subdivision construction plan has been changed to public infrastructure permit. Ms. Schaefer stated that the preliminary plat is a new step, optional but strongly encouraged. The preliminary plan will help with the public infrastructure plan and the layout of lots and necessary easements. The procedure for the preliminary plat is similar to the final plat, which are approved by the commission on consent agenda. The preliminary plans will be submitted like a final plat and can be approved with conditions. The work flow will be similar to the final plat process.

In addition, some approving authorities have been changed to reflect the revised process, such as removing the planning director from development studies. The Development Studies become the purview of the Engineering department. An expiration date and a definition for preliminary plat has been added.

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

After consideration of the staff report and all information given regarding proposed amendments to the Seguin Unified Development Code, Section 2.1.3, a motion was made by Chair Gettig, seconded by Vice Chair DePalermo, that the amendments to the Seguin Unified Development Code, Section 2.1.3 Development Process and Associated Sections be recommended for approval. The motion carried by the following vote:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 2.1.3 DEVELOPMENT PROCESS AND ASSOCIATED SECTIONS

MOTION PASSED

5-0-0

A handwritten signature in cursive script, reading "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in cursive script, reading "Helena Schaefer".

ATTEST: Helena Schaefer
Planning Supervisor