



PLANNING & CODES

Planning and Zoning Commission Report Minor Text Amendments

The following amendments to the Unified Development Code were considered during a public hearing at the Planning and Zoning Commission meeting on August 9, 2016:

Minor Text Amendments to the City of Seguin Unified Development Code Section 2.7.5 Variances (Board of Adjustments), General Process, Section 2.9.8 Subdivision Variance Request, General Process, Section 3.6.2 Lot Dimensional and Development Standards.

Pamela Centeno presented the Memo. The following information was provided to the Commission:

To promote the public health, safety, general welfare and quality of life of the residents and visitors of Seguin, city staff is continuously reviewing the existing regulations adopted within the Unified Development Code. While enforcing the regulations staff has identified sections of the UDC that need revision. The following amendments are proposed:

- **Section 2.7.5 Variances (Board of Adjustments), General Process-** correct the statement referencing the requirement of written notice to neighboring property owners.
 - Existing: "Written notice of all Board of Adjustments hearings on proposed changes to the official zoning map shall be sent to all owners of property located within two hundred (200) feet of the subject property seeking a change in zoning."
 - Correction: "Written notice of all Board of Adjustments hearings on proposed variances shall be sent to all owners of property located within two hundred (200) feet of the subject property seeking a variance."
- **Section 2.9.8 Subdivision Variance Request, General Process-** correct the statement referencing the requirement of written notice to neighboring property owners.
 - Existing: "Written notice of all Planning and Zoning Commission hearings on proposed changes to the official zoning map shall be sent to all owners of property located within two hundred (200) feet of the subject property seeking a change in zoning."
 - Correction: "Written notice of all Planning and Zoning Commission hearings on proposed variances shall be sent to all owners of property located within two hundred (200) feet of the subject property seeking a variance."
- **Section 3.6.2 Lot Dimensional and Development Standards-** omit the requirement for accessory structures larger than 200' on residential lots to meet the rear setback of the primary structure.

- The prior zoning ordinance required a 7.5' rear setback on residential lots. With the adoption of the UDC the rear setback for primary structures and accessory structures was separated, allowing accessory structures to be placed closer to the property line than the main house. An additional statement following the chart requires that an accessory structure larger than 200 sq ft must meet the same rear setback as the primary structure. Staff has discovered that on small lots this can place an unnecessary hardship for placing accessory structures in the backyard. It would also significantly impact the ability for residents to construct detached garages and carports in the backyards. This practice is especially common on alley-loaded lots that take primary access from the rear yard. Staff is proposing to omit this statement in order to treat all accessory structures in the rear yard the same, regardless of size.

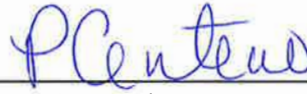
The regular meeting was then recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding the Minor Text Amendments, the Planning and Zoning Commission voted 5-0-0, to Recommend to City Council to Approve the Minor Text Amendments as submitted.

**RECOMMENDATION TO APPROVE MINOR TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE –
MOTION PASSED 5-0-0**



Dora Toungate
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning/Codes