



PLANNING & CODES

Planning and Zoning Commission Report Amendments to Section 2.9. E and Light Industrial Uses of the UDC

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on October 11, 2016:

Amendments to the City of Seguin Unified Development Code, Section 2.9.E – Exceptions to Subdivision Platting and Amendments/Additions to Light Industrial Definition and Uses

Pamela Centeno presented the staff memo. She explained the reasons for amending two sections of the UDC, the exception to subdivision platting and Light Industrial zoning district. She reminded the Commission that the plat exception was first introduced in 2013 to assess legal lot determination in relation to the issuance of building permits. There has been a need to expand this determination to capture properties that were annexed after the 1987 date and may or may not have been in the City's ETJ and subject to the 2002 Interlocal Agreement between Guadalupe County and the City of Seguin. The proposed changes include the following exceptions: construction of new buildings on commercial lots where there is existing development and the new building doesn't increase the square footage by more than 30% or 10000 sq ft (whichever is less); and residential properties that have legal access to a public street (not just street frontage) and were subdivided by deed while under the County's subdivision regulations. Commissioner Starcke asked for clarification of legal access and if that meant it required a curb cut. Staff responded that it doesn't necessarily pertain to curb cut, but access easements. Staff has encountered situations where the property doesn't have street frontage; these are situations where an agreement exists between property owners to access their property through other properties.

The other amendment was in regards to the Light Industrial zoning district. Staff explained that the definition of Light Industrial was too vague and in need of clarification. The amended definition is proposed to address "semi-finished products", other light industrial activities (warehousing, wholesaling, distribution, research & development, high technological use), and any adverse environmental affects (odor, smoke, light, noise, etc.) It also proposes an addition to the purpose of Light Industrial, which addresses that the uses "are not polluted or hazardous in nature" and add the use of "Non-Medical Lab/Research Facility" to the Land Use Matrix. Commissioner Jackal stated that addition of "not polluted or hazardous in nature" is confusing. Commissioner Starcke asked how light can be regulated. Staff responded that the UDC addresses exterior light and its direction and some manufacturing activities can be a 24 hour operation, which lights up the night sky.

There being no further questions for staff, the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of staff's memo and all information given regarding the Amendments to the City of Seguin Unified Development Code, Section 2.9.E – Exceptions to Subdivision Platting and Amendments/Additions to Light Industrial Definition and Uses, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the request.

**RECOMMENDATION TO APPROVE THE REQUEST FOR AMENDMENTS TO THE CITY OF SEGUIN UNIFIED
DEVELOPMENT CODE, SECTION 2.9.E – EXCEPTIONS TO SUBDIVISION PLATTING AND
AMENDMENTS/ADDITIONS TO LIGHT INDUSTRIAL DEFINITION AND USES–
MOTION PASSED 6-0-0**



Helena Schaefer
GIS Analyst



ATTEST: Pamela Centeno
Director of Planning/Codes