

MEMORANDUM

To: City of Seguin Mayor and Council
From: Pamela Centeno, Director of Planning & Codes
Subject: Amendments to the Seguin Unified Development Code (UDC)
(Regarding Plat Exceptions and Light Industrial Land Uses)
Date: October 12, 2016

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. Staff is proposing amendments in two areas: Light Industrial land uses and Subdivision Platting exceptions.

Staff is proposing amendments to the subdivision platting exceptions. The proposed changes will provide additional platting exceptions for:

- The construction of new buildings on commercial lots where existing development has already occurred as long as the increase in square footage is no more than 30% or 10,000 sq ft (whichever is less).
- Residential properties (with legal access to a public street) that were subdivided by deeds while under the County's subdivision regulations.

Staff is also proposing amendments regarding Light Industrial land uses to better reflect the types of uses typically categorized as light industrial rather than heavy industrial. The amendments will include the following:

- An amended definition for "light industry" to provide a more detailed clarification of uses allowed in the Light Industrial district.
- A slight modification of the purpose of the Light Industrial district to reflect the improved definition.
- A land use for "non-medical research and lab facilities" will be added to the land use matrix.

A public hearing was held at the Planning and Zoning Commission meeting on October 11, 2016. No comment from the public was given. Following the public hearing the Commission voted in favor of recommending the amendments to the City Council. Attached please find a copy of the Final Report of the Commission and a copy of the proposed ordinance making the amendments described above.