



## **PLANNING & CODES**

### **Planning and Zoning Commission Report Amendments to the Seguin Unified Development Code (UDC)**

Amendments to the Unified Development Code Section 4.9 Parkland and Open Space Dedication were considered during a public hearing at the Planning & Zoning Commission meeting on March 14, 2017:

John Foreman presented the amendments to the Seguin Unified Development Code for Parkland and Open Space for new development. He gave a brief overview of the current code stating that the code currently requires new development to dedicate parkland within their development and improvements to the park. He added that the code allows many options to meet the requirement. Mr. Foreman explained parkland dedication is not the best option for multi-family developments. He stated that from the City's perspective the amendments would be a better option to require new multi-family development to pay a Fee-in-Lieu of parkland dedication and development. He stated that Jack Jones, Parks Director, wants to set the default for multi-family development projects to require a Fee-in-Lieu. Mr. Foreman added that staff has proposed a new subsection that outlines the requirements and process for a Park Development Agreement. He explained that the agreement will benefit both the developer and the City by memorializing how the requirements will be met. In addition, the agreement will require City Council approval. Mr. Foreman stated that staff also recommends removing a portion of the Conveyed Parkland section from the UDC and including it in the Technical Manual to allow for flexibility and updates as other elements are identified.

Jack Jones, Director of Parks and Recreation explained that fee-in-lieu of funds are used to maintain or upgrade current city parks. He pointed out that sometimes multi-family development parks or amenities for their residents end up becoming something different or not maintained.

Pamela Centeno added that with more residential developments the fee-in-lieu of parkland dedication will allow the city to make improvements and to enlarge the city parks.

Public notification was published in the newspaper on February 26, 2017. No written comments were received.


The Commission had no questions. 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.

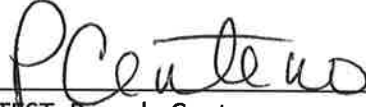
After consideration of the staff report and all information given regarding Amendments to the Unified Development Code Section 4.9 Parkland and Open Space Dedication the Planning and Zoning Commission voted 7-0-0 to Recommend to City Council Approval of the Amendments.

**RECOMMENDATION TO APPROVE AMENDMENTS**

**MOTION PASSED 7-0-0**

A handwritten signature in cursive script, reading "Francis Serna", written over a horizontal line.

Francis Serna  
Planning Assistant

A handwritten signature in cursive script, reading "P. Centeno", written over a horizontal line.

ATTEST: Pamela Centeno  
Director of Planning & Codes