



PLANNING & CODES

Planning and Zoning Commission Report Amendments to the City of Seguin Unified Development Code (UDC) Section 3.6- Lot Dimensional Standards and Section 5.2.6-Buffer Yards

Amendments to the City of Seguin Unified Development Code Section 3.6 Lot Dimensional Standards and Section 5.2.6 -Buffer Yards were considered during a public hearing at the Planning & Zoning Commission meeting on August 14, 2018.

Pamela Centeno advised the Commission that this is a continuation of the Buffer Yard they made a recommendation to approve to City Council between multi-family and single-family zoning district. Changes were made to increase the buffer. She said prior to presenting to City Council, management suggested that if the buffer is going to increase that there may be a need for some development to increase the height. Currently the City has residential height restrictions to three stories. Ms. Centeno asked the Commission for their thoughts on increasing the height restrictions for multi-family zoning. In addition, while staff met with Randolph Air Force Base regarding the Auxiliary Field they discussed working with them in the future to create a Zoning Overlay District to propose height restrictions to address concerns from the Air Force Base. Ms. Centeno presented staff recommendations for MF-1 to remain as stated in the UDC, MF-2 to increase to 60' or 5 stories, MF-3 to increase to 96' or 8 stories and in an FAA Approach Zone to limit height to 45' or 3 stories in MF-2, MF-3, NC, C, P, LI and I.

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

After consideration of the staff report and all information given regarding UDC Amendments, Commissioner Gettig moved that the Planning and Zoning Commission recommend to City Council approval of the UDC Amendments to Buffer Yard and Height Restrictions as presented by staff. Commissioner Kirchner seconded the motion. The following vote was recorded:

Aye: Engelke, Cuevas, Gettig, Kirchner, Spahn, Cockerell

Nay:

Abstain:

MOTION PASSED 6-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "P. Centeno".

ATTEST: Pamela Centeno
Director of Planning & Codes

P&Z Recommended Buffer Spacing (Multi-Family to Single-Family Zoning)

Zoning District	Buffer	Height existing	Height proposed	Height in FAA Approach Zone
MF-1	Additional 10' plus 5' per story	30' or 2 ½ stories	same	same
MF-2	Additional 10' plus 5' per story	45' or 3 stories	60' or 5 stories	45' or 3 stories
MF-3	Additional 10' plus 5' per story	45' or 3 stories	96' or 8 stories	45' or 3 stories
NC, C, P, LI, I	-	N/A	N/A	45' or 3 stories