



PLANNING & CODES

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

Amendments to the City of Seguin Unified Development Code Section 5.2.6 -Buffer Yards were considered during a public hearing at the Planning & Zoning Commission meeting on July 10, 2018.

Ismael Segovia gave a presentation on the amendments Section 5.2.6- buffer yards. He stated that staff has identified the need for the creation of buffers between multi-family development and single-family housing. He explained that Multifamily units tend to be constructed as multi-story units, and if abutting a single family residential lot, the multifamily units may have a negative impact. Staff is recommending that buffers be added to multifamily developments abutting single family residential districts. Discussions between the two districts has been brought up many times and staff feel that adding a buffer will protect the privacy of single family districts. Mr. Segovia stated that staff is proposing an additional 5' to the existing 10' setback for the ground floor and an additional 5' for each story added up to three stories. He informed the Commission that three stories are the height limit pertaining to the Code. In addition, multi-family developments would be required to add a buffer type which would include landscaping and materials of shade canopy trees of four-inch caliper planted twenty feet on center.

The Commission discussed different buffer setback options.

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 amendments to the City of Seguin Unified Development Code, Section 5.2.6-Buffer Yards, Commissioner Spahn moved that the Planning and Zoning Commission recommend to City Council approval of the amendment to increase the standard setback from 10' to 20' for multifamily development and an additional 5' for each additional story up to three stories with shade trees of four inch caliper placed every twenty feet on center. Commissioner Schievelbein seconded the motion. The following vote was recorded:

Aye: Engelke, Schievelbein, Spahn, Cuevas, DePalermo, Cockerell
Nay:
Abstain:

MOTION PASSED 6-0-0



Francis Serna
Planning Assistant



ATTEST: Ismael Segovia
Assistant Director of Planning & Codes