



Planning and Zoning Commission Report
Amendment to the City of Seguin Unified Development Code, Section 2.9 Subdivision
Development: New Process to allow Conditional Approvals of Final Plats

Pamela Centeno, Director of Planning and Codes presented the proposed amendments. She explained that staff is proposing to amend the UDC to create a new process for conditional approval of Final Plats. She stated that final plats are approved or disapproved based on whether or not they meet all applicable requirements. Staff finds that the process often creates a significant delay for developers/builders/property owners as they progress through the platting process. Since the Planning Commission only meets once a month, staff is proposing to create a third option for Final Plats-conditional approval. Ms. Centeno explained that in many instances the plat deficiencies identified by staff are minor and easily corrected and do not require modifications of the subdivision layout. Minor deficiencies include plat notes, missing measurements, mislabeled open space lots, easement locations, and signature blocks. Conditional approval will eliminate a delay and expedite the platting process for minor deficiencies that can easily be corrected and reviewed by staff without additional review of the Commission.

Staff recommended that the UDC be amended to create a new process to allow conditional approval for Final Plats.

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

After consideration of the staff report and all information given regarding proposed amendments to Section 2.9 Subdivision Development: New Process to allow Conditional Approvals of Final Plats, Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the Amendments to the UDC, Section 2.9 Subdivision Development: New Process to allow Conditional Approvals of Final Plats. Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 2.9 SUBDIVISION DEVELOPMENT: NEW PROCESS TO ALLOW CONDITIONAL APPROVALS OF FINAL PLAT.

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Pamela Centeno, Director of Planning & Codes