

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS  
AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 5.6 SCREENING,  
ADDING REGULATIONS FOR SUBDIVISION PERIMETER WALLS; PROVIDING A  
SEVERABILITY CLAUSE; AUTHORIZING CITY STAFF TO PREPARE THIS ORDINANCE  
FOR SUBMISSION AS A SUPPLEMENT TO THE CODE OF ORDINANCES; PROVIDING  
FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, subdivision improvements in Seguin are regulated by the Unified Development Code in order to promote sound infrastructure development in the subdivision of land; and

**WHEREAS**, the Unified Development Code regulates when subdivision improvements are required and how they are constructed; and

**WHEREAS**, the City of Seguin is experiencing significant growth through the City, especially along major thoroughfares; and

**WHEREAS**, the City of Seguin desires to provide screening buffers and safety measures for any new single-family residential and two-family residential developments that abut a collector or higher classification of thoroughfare as identified on the City's Master Thoroughfare Plan; and

**WHEREAS**, on April 12, 2022, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendment to Section 5.6 of the UDC as described herein be adopted.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of Seguin, Texas, as follows:

**PART ONE.** Section 5.6 – Screening, of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text):

**Subdivision Perimeter Walls**

**5.6.14 Intent** - The intent is to provide screening buffers and safety measures for any single-family and two-family residential development directly adjacent to a major thoroughfare as identified on the City's of Seguin Master Thoroughfare Plan.

**5.6.15 Applicability** - The requirement for subdivision perimeter walls applies to any new single-family and two-family residential development in the City of Seguin.

**5.6.16 General Standards** - Any residential or open space lots that abut a collector or higher classification roadway shall provide a perimeter buffer. Lots that abut collectors within the subdivision development are exempt from the requirement.

**5.6.17 Materials & Design & Timing**

- A. A screening wall of ten (10) feet in height shall be built at the time of public infrastructure construction.
- B. Subdivision perimeter walls shall be designed as not to interfere with drainage.
- C. A landscaping buffer will be required between the walls and the roadway. The buffer shall consist of a combination of small trees and shrubs with one tree and five shrubs required for every 75 ft of road frontage. The landscaping buffer shall be irrigated.
- D. Materials – The perimeter wall shall be constructed out of masonry. Prohibited fencing materials from Section 5.7.4.B apply to subdivision perimeter walls.

**5.6.18 Maintenance** - The maintenance of the subdivision perimeter walls and the landscaping buffer shall be the responsibility of the property or home owner's association or any equivalent.

**5.6.19 Exemption** - These subdivision perimeter walls are exempt from the fence height regulations adopted in Section 5.7.5.F.

**PART TWO.** All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

**PART THREE.** City staff is authorized to prepare this Ordinance for submission as a supplement to the Seguin Code of Ordinances.

**PART FOUR.** This ordinance shall be published in a newspaper of general circulation.

**PART FIVE.** This ordinance shall be effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

**PASSED AND APPROVED** on the first reading this 3rd day of May 2022.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 24th day of May 2022.

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Donna Dodgen, Mayor

ATTEST:

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Naomi Manski, City Secretary