

STATE OF TEXAS

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING SECTIONS 2.4.5 (ZONING CHANGE GENERAL PROCESS), 3.4.3 (LAND USE MATRIX), AND 3.5.3 (LIMITED USES DEVELOPMENT STANDARDS) OF THE SEGUIN UNIFIED DEVELOPMENT CODE AS DESCRIBED HEREIN; 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**, the Seguin City Council recently adopted the Unified Development Code (UDC) that will encourage better planning and development throughout the city and will be easier for the public to use; and

**WHEREAS**, the Seguin City Council desires to provide for the orderly, safe and healthful development of land located within the community; and

**WHEREAS**, the City Council of the City of Seguin desires to promote the health, safety, morals and general welfare of the citizens of the city, by regulating the land uses within the Seguin City Limits and subdivision development within the Seguin City Limits and Extraterritorial Jurisdiction; and

**WHEREAS**, on July 14, 2015, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC as described herein be adopted.

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

**PART ONE.** Section 2.4.5, General Process, of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text)

D. Protests and recommendations for denial:

1. In case of a written protest against any change in zoning, signed by the owners of twenty (20) percent or more either of the area of the lots or land included in such proposed change, or of the lots or land immediately adjoining the same and extending two hundred (200) feet therefrom, such amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the City Council of the City of Seguin.

2. A vote of three-fourths (3/4) of all the members of the City Council of the City of Seguin is also required to overrule a recommendation of the Commission that the proposed amendment, supplement or change be denied.

**PART TWO.** Section 3.4.3, Land Use Matrix: Industrial Uses, of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

**Industrial Uses**

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
<u>Packaging, assembly, and /or treatment of finished or semifinished products from previously prepared material</u>	=	=	=	=	=	=	=	=	=	=	=	<u>L</u>	=	<u>P</u>	<u>P</u>	=

**PART THREE.** Section 3.5.3, Limited Uses, Development Standards, of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

Q. Packaging / Assembly Facilities

Packaging, assembly, and/or treatment of finished or semi-finished products may be conducted indoors as long as no adverse external effects such as noise or odor extend beyond the property lines of the site. Outdoor storage shall be screened as required in Section 5 of the UDC.

**PART FOUR.** If any word, phrase, clause, sentence, or paragraph of this ordinance or the Unified Development Code is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance or the Unified Development Code will continue in force if they can be given effect without the invalid portion.

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

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

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

**PART EIGHT.** 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 1st day of September, 2015.

**PASSED, APPROVED AND ADOPTED** on the second reading this 15th day of September, 2015.

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DON KEIL  
Mayor

ATTEST:

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Thalia Stautzenberger  
City Secretary