

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 – LAND USE MATRIX AND SECTION 3.5.3. – DEVELOPMENT STANDARDS; 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 Main Street Advisory Board adopted its new work plan in August 2019 which included a strategic action of reviewing development codes and ordinances under the goal of ensuring downtown Seguin is welcoming environment for entrepreneurs; and

WHEREAS, the Seguin Main Street Advisory Board reviewed the land uses allowed within the downtown historic district; and

WHEREAS, on September 21, 2020, the Seguin Main Street Advisory Board voted to recommend to the Planning and Zoning Commission that the amendments to the UDC regarding land uses within the downtown historic district as described herein be recommended for approval by City Council; and

WHEREAS, on November 10, 2020, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC regarding land uses within the downtown historic district 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 3.4.3- Land Use Matrix: Educational & Daycare Facilities, Government & Community Facilities, Automobile Sales and Services, and Retail/Services, of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

Educational and Daycare Facilities

	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
Daycare- six or more children	S	S	S	S	S	S	S	S	S	S	P	P	P	-	-	P S
Day Nursery or Kindergarten (6 or less children, excluding family members) * residential use is the primary use	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P
School, K-12	S	S	S	S	S	S	S	S	-	-	S	S	P	-	-	S
Vocational School	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P S
University/ College	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P S

Government and Community Facilities

	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
Governmental Buildings/ Uses	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P L
Existing Cemetery	P	-	-	P	-	-	-	-	-	-	-	P	P	-	-	-
Park/Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Bank	-	-	-	-	-	-	-	-	-	-	S	P	S	P	P	L
Social Services	-	-	-	-	-	-	-	-	-	-	S	P	P	P	P	P

Automobile Sales and Services

	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
Auto paint and body (in building only)	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	S
Auto Sales, new and used	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Auto repair and servicing (all work done indoors) *storage of vehicles subject to location requirements	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	S
Auto repair and servicing (work done either partially or completely outdoors) *storage of vehicles subject to location requirements	-	-	-	-	-	-	-	-	-	-	-	L	-	P	P	S -
Car Wash	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Towing Services and Impound Lots	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-

Retail/Services

	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
Farmer's or Gardener's Market	L	-	-	-	-	-	-	-	-	-	L	L	L	-	-	L
Financial Institution with Drive-Thru	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	P L
Financial Institution without Drive-Thru	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P
Pay-Day Loan Office	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	S L
Bail Bonds	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	S L
Funeral Home	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	S
Gasoline service station	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Manufactured Home Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Marina	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Microbrewery/ Brewpub	-	-	-	-	-	-	-	-	-	-	S	L	-	P	P	L
Winery	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	S
Distillery	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	S
Office, professional	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	-	--	-	S L
Restaurant with drive thru *	-	-	-	-	-	-	-	-	-	-	S	P	-	P	-	L
Restaurant without drive-thru*	-	-	-	-	-	-	-	-	--	-	P	P	-	P	-	P
Retail/Service with drive-thru	-	-	-	-	-	-	-	-	-	-	S	P	-	P	P	L
Retail/Service without Drive-thru	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Retail/Service with outside storage and/or display	-	-	-	-	-	-	-	-	-	-	L	L	-	L	P	-
Retail/ Service without outside storage and/or display	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	L	-	L	L	-
Tattoo Studio	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	- L
Vet Clinic/Hospital (enclosed)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P
Vet Clinic/ Hospital or Kennel (outside pens allowed)	-	-	-	-	-	-	-	-	-	-	-	S	-	P	-	-
Working and licensed automotive, recreational vehicle or boat storage facilities	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Mobile Food Vendor Park	-	-	-	-	-	-	-	-	-	-	-	L	-	L	L	L

PART TWO. Section 3.5.3 – Limited Uses, Standards is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

K. Drive-through facilities (retail establishments, ~~and~~ restaurants, and financial institutions)

Drive-through facilities in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No service speaker shall be located within seventy-five (75) feet of a residential district unless such district is utilized for a non-residential use.
2. Service speakers include speakers used to conduct business with people outdoors or in partially enclosed structures including, but not limited to, drive-through payment windows, drive through restaurant ordering boards, service station pump islands and car washes.

U. Community Center

Community centers in the Downtown Historic District are identified as a limited use on the land use matrix and are not exempt from the off-street parking requirements. Facilities shall meet the parking requirements applicable to the use as outlined in the off-street parking requirements.

V. Food Bank

Food banks in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. Submit a trash/refuge plan to properly dispose of expired food.
2. Submit a plan for food distribution that will lessen traffic congestion to neighboring properties.

W. Tattoo Studios

Tattoo studios in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No tattoo studio shall be within 300 feet of a school or church (door to door).
2. No tattoo studio shall be within 300 feet of another tattoo studio (door to door)

X. Bail Bonds

Bail bonds in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No bail bonds shall be within 300 feet of a school or church (door to door).
2. No bail bonds shall be within 300 feet of another bail bonds (door to door).

Y. Pay Day Loans

Pay Day Loans in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No pay day loan lender shall be within 300 feet of another pay day loan lender (door to door).

Z. Pawn Shops

Pawn shops in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No pawn shop shall be within 300 feet of another pawn shop (door to door).

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

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

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

PART SIX. 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 December 2020.

PASSED AND APPROVED AND ADOPTED on the second reading this 15th day of December 2020.

Donna Dodgen, Mayor

ATTEST:

Naomi Manski
City Secretary