

CITY OF SEGUIN

ORDINANCE NO. \_\_\_\_\_

STATE OF TEXAS

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING SECTIONS 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 May 12, 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.** Definitions of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text)

56. Farmers/Artisans ~~or Gardeners~~ Market. ~~A market consisting of booths and stalls which is owned and operated by farmers and gardeners organized through their bona fide associations and cooperatives to sell to the general public agricultural and food products verified by the farmers or gardeners market and licensed by the State of Texas, as required. A market at a designated outdoor location for the distribution and sale (directly to consumers) of products and goods that are locally grown by farmers/gardeners or hand-crafted by artisans. Products and goods are not mass produced and no other retail or any resale is permitted.~~

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

### Residential 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
Single Family, Detached Dwelling (one per lot)	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	-	<b><u>S</u></b> <b><u>P</u></b>	<b><u>S</u></b> <b><u>=</u></b>	-	-	-	<b>P</b>
<u>Existing Single Family, Detached Dwelling (one per lot)</u>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	=	<b><u>P</u></b>	<b><u>S</u></b>	=	=	=	<b><u>P</u></b>
Apartments/ Condos	-	-	-	-	-	-	-	<b>P</b>	-	-	<b>L</b>	<b>L</b>	-	-	-	<b>P</b>
Two Family Dwelling	-	-	-	-	<b>P</b>	<b>P</b>	-	<b>P</b>	-	-	-	-	-	-	-	<b>S</b>
Manufactured Home	<b>L</b>	-	-	-	-	-	-	-	<b>P</b>	<b>P</b>	-	-	-	-	-	-
Modular Homes	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	-	-	-	-	-	-	-	-	-
Accessory Dwelling (no larger than 50% of the square footage of the primary structure)	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	-	-	-	-	-	-	<b>S</b>	<b>S</b>	<b>L</b>	-	-	<b>S</b>
Mixed Use Building- First floor commercial with second story and above residential	-	-	-	-	-	-	-	<b>S</b>	-	-	<b>P</b>	<b>P</b>	-	-	-	<b>P</b>
Home Occupations	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	-	-	-	<b>P</b>

**PART THREE.** Section 3.4.3, Land Use Matrix: Transportation and Utility Uses, of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strike through~~ indicates deleted text):

### Transportation and Utility 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
Bus Station and Terminal	-	-	-	-	-	-	-	-	-	-	-	<b>S</b>	-	<b>P</b>	<b>P</b>	-
Commercial Communication Tower	<b>L</b>	-	-	-	-	-	-	-	-	-	-	<b>L</b>	<b>L</b>	<b>L</b>	<b>L</b>	-
Freight terminals (primary use of a site)	-	-	-	-	-	-	-	-	-	-	-	-	-	<b>S</b>	<b>P</b>	-
<u>Parking Lot</u>	=	=	=	=	=	=	=	=	=	=	=	<b><u>S</u></b>	<b><u>S</u></b>	<b><u>S</u></b>	<b><u>P</u></b>	<b><u>S</u></b>

**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 2<sup>nd</sup> day of June, 2015.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 16<sup>th</sup> day of June, 2015.

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DON KEIL  
Mayor

ATTEST:

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Thalia Stautzenberger  
City Secretary