

COUNTY OF GUADALUPE

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 DEFINITIONS- ADDING WINERY TO THE LIST OF LAND USES; 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 adopted the Unified Development Code (UDC) to encourage better planning and development throughout the city and established in the UDC a list of allowed land uses for the adopted zoning districts; and

WHEREAS, City staff has received a request from a business owner to open a winery within the Seguin city limits, which is an unlisted use; and

WHEREAS, the UDC specifies that new types of land uses that are not listed in the land use matrix must be submitted to the Planning and Zoning Commission and City Council for approval of an ordinance amendment; and

WHEREAS, on July 10, 2018, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC adding a new land use for a winery 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: Retail/Services, of the Seguin Unified Development Code is hereby amended to add a new land use as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

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
<u>Winery</u>	-	-	-	-	-	-	-	-	-	-	-	<u>S</u>	-	<u>S</u>	<u>P</u>	<u>S</u>

PART TWO. The Definitions of the Seguin Unified Development Code are hereby amended to add the following definition (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

Definitions

Winery. A business required to hold a Winery Permit under the Texas Alcohol Beverage Commission’s Alcoholic Beverage Code Chapter 16. Such businesses may engage in activities outlined in Section 16.01 of the above-mentioned state code that include the manufacturing, bottling, labeling and packaging of wine that contains not more that twenty-four (24) percent alcohol by volume; selling wine in this state

or buying wine from permit holders authorized to purchase and sell wine. A business holding a state Winery Permit may also conduct wine samplings and tastings as regulated by Chapter 16 of the State Alcoholic Beverage Code. Such business must also comply with all local, state and federal regulations guiding the manufacturing, bottling and selling of wine and similar beverages. For wineries that open within the Downtown Historic District (DHD), businesses must include a tasting and/or retail component to their operations.

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

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

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

PART SEVEN. 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 7th day of August 2018.

PASSED AND APPROVED AND ADOPTED on the second reading this 14th day of August 2018.

Don Keil, Mayor

ATTEST:

Naomi Manski
City Secretary