

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 2.12.6 – BUILDING PERMITS, EXCEPTION; 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, building permits are not typically issued for new home construction in new subdivisions until the plat is recorded in the Guadalupe County Plat Records; and

WHEREAS, the Unified Development Code provides an exception that allows building permits to be issued for a limited number of model homes within a new subdivision prior to plat recordation under certain conditions; and

WHEREAS, the Seguin City Council desires to amend the existing regulations in the Unified Development Code to ensure that adequate public infrastructure is constructed prior to the issuance of building permits for model homes.

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

PART ONE. Section 2.12.6- Building Permits, Exception, of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

Section 2.12 Building Permits

2.12.6 Exception

Model Home Exception for Single-Family Residential or Duplex Development. Within a phase containing public improvements that have not yet been finally accepted, ~~a developer may construct no more than four (4) model homes, prior to the recordation of the plat provided that all off-site, drainage or regional improvements have been installed, inspected and accepted and that each model home is inspected and found to meet all building, plumbing and fire code requirements prior to being opened to observation by the public, and provided further that the home will not be sold or occupied as a dwelling unit until all public improvements within that phase have been completed and accepted by the City.~~ the City will issue building permits for no more than two (2) model homes of differencing floor plans, prior to the recordation of the plat provided that the final plat for the phase has been approved and the following conditions have been met:

- All water mains providing service to the subdivision section in which the lot is located have been constructed, installed, and connected to the public water system by the developer and inspected, tested, and approved by the City;
- All wastewater mains providing service to the subdivision section in which the lot is located have been constructed, installed and connected to the City's wastewater system by the developer and inspected, tested and approved by the City; and
- All streets, curbs, and gutters as required by code have been installed and inspected by the City.

As used herein, Model Home means a housing unit typical of the styles available for sale in a particular subdivision but used for display and sales only.

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 7th day of April 2020.

PASSED AND APPROVED AND ADOPTED on the second reading this 21st day of April 2020.

Don Keil, Mayor

ATTEST:

Naomi Manski
City Secretary