

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 4.7.11 – SUBDIVISION IMPROVEMENTS, ELECTRICAL SERVICE; 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**, subdivision development in Seguin is regulated by the Unified Development Code; and

**WHEREAS**, the City of Seguin is experiencing significant growth, specifically new residential subdivisions; and

**WHEREAS**, the Unified Development regulates how utility systems are required to be constructed within subdivisions including electrical distribution systems; and

**WHEREAS**, the City of Seguin desires to amend the regulations that pertain to the installation of electrical distribution systems within subdivisions; and

**WHEREAS**, on May 12, 2020, 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, as follows:

**PART ONE.** Section 4.7.11- Subdivision Improvements, Electrical Service, of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

#### **4.7.11 Electrical Service**

The electrical distribution system shall be designed so as to provide service to each lot within the subdivision, in accordance with applicable engineering design criteria and all electrical code requirements of the City. ~~All electrical distribution lines within the subdivision shall be installed underground and approved by the Director of Electric Utility or appropriate agency if electric service is provided by an agency other than the City.~~

##### A. One- and Two-Family Dwelling Residential

All electrical distribution lines for one- and two-family dwelling residential developments shall be installed underground with the exception of feeder lines that are installed along the perimeter of a subdivision. For the purposes of this section (4.7.11), the perimeter shall be defined as the continuous line forming the boundary of the subdivision.

B. Multi-Family and Non-Residential

Electrical distribution lines for multi-family and non-residential developments may be installed overhead along the perimeter of a subdivision or lot when installed along interior property lines that do not run parallel to public rights-of-way. Utility service lines providing electric service to each lot must be installed underground. The Planning Director and the Director of Electric Utility of the City of Seguin may waive this requirement and allow overhead electrical distribution lines along public rights-of-way when determined by the City to be necessary and appropriate.

C. City Review of Electrical Distribution Systems

The location of all electrical distribution lines within the City of Seguin's service area shall be reviewed and approved by the Director of Electric Utility. If electric service is provided by an agency other than the City, the electric service provider shall notify the City of the location(s) of the proposed distribution lines for the development before installation of the lines begins. If written comments are not returned to the electric provider within five (5) business days of being notified, the electric provider may begin installation of the lines as proposed.

**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 2<sup>nd</sup> day of June 2020.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 16th day of June 2020.

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Don Keil, Mayor

ATTEST:

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Naomi Manski  
City Secretary