

CITY OF SEGUIN §
STATE OF TEXAS §

ORDINANCE No. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING SECTIONS 20, 21, AND 22 OF THE GENERAL ZONING ORDINANCE OF THE CITY OF SEGUIN, TEXAS TO AMEND THE AREA REQUIREMENTS FOR ALL MULTI-FAMILY DWELLING DISTRICTS (MF-1, MF-2, MF-3), PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Seguin, 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 lot area and maximum number of dwellings units in Multi-Family zoning districts.

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

PART ONE. Subsection D, Area requirements, of Section 20, MF-1, Multi-Family Dwelling District, of the Zoning Ordinance of the City of Seguin is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

The following amendment to the City of Seguin Zoning Ordinance as hereby adopted:

Section 20. MF-1 MULTI-FAMILY DWELLING DISTRICT (Low Density)

D. Area requirements:

1. Minimum lot area and Density:

- a. The minimum lot area shall be 21,780 square feet, ~~for the first three (3) dwelling units and each additional dwelling unit shall be a minimum of 7,260 square feet.~~
- b. No MF-1 development shall exceed a density of more than six (6) dwelling units per gross acre.

PART TWO. Subsection D, Area requirements, of Section 21, MF-2, Multi-Family Dwelling District, of the Zoning Ordinance of the City of Seguin is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

The following amendment to the City of Seguin Zoning Ordinance as hereby adopted:

Section 21. MF-2 MULTI-FAMILY DWELLING DISTRICT (Medium Density)

D. Area requirements:

1. Minimum lot area and Density:

- a. The minimum lot area shall be 10,890 square feet, ~~for the first three (3) dwelling units and each additional dwelling unit shall be a minimum of 3,630 square feet.~~

- b. No MF-2 development shall exceed a density of more than twelve (12) dwelling units per gross acre.

PART THREE. Subsection D, Area requirements, of Section 22, MF-3, Multi-Family Dwelling District, of the Zoning Ordinance of the City of Seguin is hereby amended as follows (underlining indicates added text, ~~strike through~~ indicates deleted text):

The following amendment to the City of Seguin Zoning Ordinance as hereby adopted:

Section 22. MF-3 MULTI-FAMILY DWELLING DISTRICT (High Density)

D. Area requirements:

1. Minimum lot area and Density::

- a. The minimum lot area shall be 7,275 square feet. ~~for the first three (3) dwelling units and each additional dwelling unit shall be a minimum of 2,425 square feet.~~
- b. No MF-3 development shall exceed a density of more than twenty (20) dwelling units per gross acre.

PART FOUR. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

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

PART SIX. In accordance with Section 3.10 of the Seguin City Charter, this Ordinance shall become effective upon ten (10) days following passage on second reading and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on first reading on the 5th day of August, 2014.

PASSED AND APPROVED on second reading on the 19th day of August, 2014.

DON KEIL
Mayor

ATTEST:

Thalia Stautzenberger
City Secretary