



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

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Tuesday, June 10, 2025

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-350](#)

Approval of the Planning and Zoning Commission Minutes of the May 13, 2025 Regular Meeting.

**Attachments:** [05.13.25 PZ Meeting Mins. draft](#)

4. **Public Hearing and Action Items**

a. [ZC 14-25](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25).

**Attachments:** [ZC 14-25 Staff Report & Maps](#)

b. [25-351](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to add "short term rental" as a new use, and Chapter 7 (Definitions) to add a definition for a "short term rental."

**Attachments:** [PZ Memo UDC Amendments STRs](#)

[Ordinance Short-term Rentals 2025 Draft](#)

c. [25-352](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to amend the "accessory dwelling" use provisions, and Chapter 7 (Definitions) to amend the definition of "accessory dwelling unit."

**Attachments:** [PZ Memo UDC Amendments ADUs](#)

[Ordinance Accessory Dwelling Units 2025 Draft](#)

5. **Adjournment**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 5th day of June, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

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Francis Serna  
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.



Meeting Minutes

Planning & Zoning Commission

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Tuesday, May 13, 2025

5:30 PM

Council Chambers

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1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on May 13, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

**Present:** 6 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

**Absent:** 3 - Tomas Hernandez Jr, Joseph Pedigo, and Pete Silvius

3. Approval of Minutes

[25-280](#)

Approval of the Planning and Zoning Commission Minutes of the April 8, 2025 Regular Meeting.

**A motion was made by Commissioner Davila and seconded by Commissioner Schievelbein that the Minutes of the April 8, 2025 meeting be approved . The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

4. Public Hearings and Action Items

A. [SUP 04-25](#)

Public hearing and possible action on a Specific Use Permit request to allow a Battery Energy Storage Facility in an Industrial (I) zoning district for property located at the 1500 BLK of N. Guadalupe St., Property ID: 51234, (SUP 04-25).

*Melissa Zwicke presented the staff report. She stated that the applicant is proposing a battery energy storage system (BESS). A BESS is a type of energy storage power station that uses a group of batteries for storage. The energy is released when consumers need the power most. A BESS facility requires a specific use permit in Agricultural Ranch, Commercial, Public, Light Industrial and Industrial.*

*Ms. Zwicke stated that there are similar uses in the area. She gave a brief overview of the surrounding zoning and land uses. She said consideration should be given to the residential properties, with additional screening and buffering requirements. The*

*property is in the Traditional Residential land use which is not supportive of Regional Commercial, Light Industrial, or Heavy Industrial uses. The existing zone is not compatible with the future land use plan. However, the property and other in the direct vicinity have been zoned Industrial and Light Industrial since their initial zoning.*

*She stated that staff finds that the location of the proposed facility meets the criteria required for a Specific User Permit. In order to ensure the overall compatibility and limiting the impacts of the surrounding properties and neighborhoods, staff recommended the conditions that an opaque fence be placed along the first 150 feet of the northern property line, as well as the eastern and southern property lines, to screen the BESS from the residential use and adjacent right of ways; All driveways and parking surfaces must be paved with concrete or asphalt; that the project accounts for drainage requirements while maintaining the proposed site layout as presented as part of the SUP; landscaping is a requirement for screening and buffering, and an irrigation system is required.*

*The regular meeting recessed, and a public hearing was held. James Griffin, Grun Energy gave a presentation of a Battery Energy Storage Facility. There being no responses from the public the regular meeting reconvened for action.*

*The Commission asked about life span of the batteries, investments, location, where the energy comes from. and access to the property. Mr. Griffin provided the information and stated that an access agreement was in place with the adjacent owners. The Commission recommended that the access easement be provided.*

**A motion was made by Vice Chair Davila, seconded by Commissioner Jones III, that the SUP 04-25 be approved with conditions presented by staff and that the access agreement be provided. Action Item be approved. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**B. [ZC 13-25](#)**

Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25)

*Kyle Warren presented the staff report. He explained that the property is mostly zoned single family residential with only .05 acres out of the .59 acres zoned commercial. The property has been zoned single family residential since the adoption of zoning. He stated that the zoning change would allow residential use by right and would bring the site into conformance for any proposed accessory structure of the existing home. The property is in the Downtown Core of the FLUP which supports Single Family Residential zoning if compatible in scale with other lots. It also follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well. The property has access off both N Austin St. and W Humphreys St.*

*The regular meeting recessed, and a public hearing was held. The applicant, Peter Blum approached the commission. Chair Felty then said that he appreciated what Mr. Blum was doing to revitalize the house at 822 N. Austin, and that was all he had for him. There being no additional responses from the public the regular meeting reconvened for action.*

**A motion was made by Commissioner Schievelbein, seconded by**

**Commissioner Rizo, that the zoning change from Commercial (C) to Single Family Residential (R-1) be recommended for approval. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**C. [PV 01-25](#)**

Public hearing and possible action on a request for a plat variance to the City of Seguin Unified Development Code Section 3.6.2 Dimensional and Development Standards - Residential District requirements for lot depth standards for lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 Replat.

*Melissa Zwicke presented the staff report. She explained that the platting of the property triggered the requirement for 5' of right-of-way dedication along W. Shelby Street and Adams Street. The required ROW dedication resulted in three out of four proposed lots falling below the one-hundred-foot minimum lot depth requirement for a typical R-1 residential lot. She further explained that Shelby and Adams Streets have an existing right-of-way width of twenty (20) and forty (40) feet, respectively. A typical residential street is fifty (50) feet. The combined twenty (20) foot dedication resulted in three of the proposed lots falling below the minimum lot depth requirements. Depth deficiencies range from .47" to 1' 2" for three of the four lots. Each of the four lots meets the requirement for lot frontage and lot area for an R-1 residential zoning. Ms. Zwicke stated that the property is compatible with the surrounding zoning and land use in the area. Staff recommended approval of the variance for the lots which will not impact any of the required development standards seen in Chapters 3 and 5 of the Unified Development Code.*

*The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.*

**A motion was made by Vice Chair Davila, seconded by Commissioner Rizo, that the Plat Variance to reduce the minimum residential lot depth from 100 feet to 99.53 feet and 98.8 feet for lots 2, 3, and 4 of the J. H Flores Subdivision, Block 50 Replat be approved. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**5. [Presentation](#)**

**[25-302](#)**

Presentation of first quarter (Jan 1st - Mar 31) Final Plat report.

**Armando Guerrero, Planning Manager presented the 2025 First Quarterly Final Plat Submittals.**

**6. [Adjournment](#)**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:11 p.m.**

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**Patrick Felty, Chair**  
**Planning & Zoning Commission**

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**Francis Serna**  
**Recording Secretary**



## PLANNING & CODES

ZC 14-25 Staff Report  
1300 Blk of FM 467 (Voluntary Annexation)  
Zoning Designation to R-2

**Applicant:**

WBW Development  
109 W. 2<sup>nd</sup> St.  
Georgetown, Texas 78626

**Property Owner:**

See all owners in detail  
listed in report.

**Property Address/Location:**

1300 Blk of FM 467  
Property ID's 58179, 58180,  
58203, 58215, 58216,  
58254, 58263, 58267, and  
58394

**Legal Description:**

Abstract 29, A Mansola  
Survey

**Lot Size/Project Area:**

116.62 Acres

**Future Land Use Plan:**

Conservation  
Suburban Residential

**Notifications:**

Mailed: 5/29/2025  
Newspaper: 5/25/2025

**Comments Received:****Staff Review:**

Shelly Jackson  
Assistant Director

**Attachments:**

- Location Map
- Zoning Map
- Future Land Use Map

**REQUEST:**

The applicant is requesting a zoning designation to (R-2) Single Family Residential

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	No Zoning	Farmland
<b>N of Property</b>	Single Family Residential (R-2)	Arroyo Ranch Subdivision
<b>S of Property</b>	No Zoning	Farmland
<b>E of Property</b>	No Zoning	Farmland
<b>W of Property</b>	Ag Ranch (AR)	Farmland

**PROPERTY OWNERS:**

Property Id # 58179 – Herbert Coley, Property Id # 58180 – Janet Coley, Property Id's # 58203, 58215, 58216 & 58254 – WBW Single Land Investment LLC Series 105, Property Id # 58263 – Deanna Ellisor, Carol Prellor & Lori Krizan, Property Id # 58267 – Heidi Haverlah, and Property Id # 58394 – David and Lori Krizan

**LEGAL DESCRIPTION:**

Abstract 29, A Mansola Survey, identified as Property ID's 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394

**SUMMARY OF STAFF ANALYSIS:**

The applicant is going through the voluntary annexation process and is requesting a zoning designation to (R-2) Single Family Residential. All properties are in the Seguin's ETJ, with future annexation by the city expected July 25, 2025. Of the nine properties currently in question for zoning, five of them are in the Conservation Future Land Use Plan (property ID's 58267, 58254, 58215, 58203 and 58216) and four are in the Suburban Residential Future Land Use Plan (property ID's 58263, 58394, 58179 and 58180). The request is that the properties all be (R-2) Single Family Residential zoning for future residential use. WBW Development, also known as the developer of Arroyo Ranch, has planned the properties within a proposed subdivision that will be connected to the public sewer system.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – Four of the nine properties align with the Suburban Residential designation in the future land use plan. Single family homes can also be compatible with the Conservation designation, provided that development preserves open space and protects the natural ecology and topography through clustered site planning.

Compatible with existing and permitted uses of surrounding properties – Arroyo Ranch subdivision is to the north and Parkhouse subdivision (undeveloped) is to the west of Arroyo Ranch subdivision.

Adverse impact on surrounding properties or natural environments – A drone-based LiDAR survey was conducted on the properties designated as Conservation in the FLUP. The vegetation within these areas is predominantly composed of mesquite and cedar trees. The survey identified a substantial number of trees that appear to be dead, suggesting a possible decline in ecological health within these conservation areas.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – None have been identified at this time. However, an increase in housing is expected to result in higher traffic volumes. Any necessary traffic mitigation measures will require approval from TXDOT.

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 116.62 acres are currently in the process of annexation, which includes a request for zoning designation. The property lies within the City's ETJ and is presently utilized for agricultural purposes.

### **CODE REQUIREMENTS:**

Upon voluntary annexation, the default zoning designation for a property is Agricultural Ranch unless a specific zoning request is submitted by the applicant. In this instance, the applicant has requested (R-2) Single Family Residential zoning.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The proposed single family residential subdivision is compatible with the surrounding area, which includes agricultural uses, single-family residences, and commercial properties.

### **HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)

The developer has made the preservation of protected trees a priority by integrating them into designated open spaces or locating them along the rear boundaries of residential lots. A detailed tree survey will be conducted to assess the health and species of each tree. Those found to be in good condition will be preserved and maintained in their natural state, either within communal open areas or along property lines throughout the development.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

The properties fall into two Future Land Use Plan categories- Suburban Residential and Conservation. While (R-2) Single Family Residential development is not fully supported within the Conservation FLUP, the proposed zoning change still supports the overall vision of the City of Seguin's comprehensive plan, which is meant to help guide balanced growth in the area.

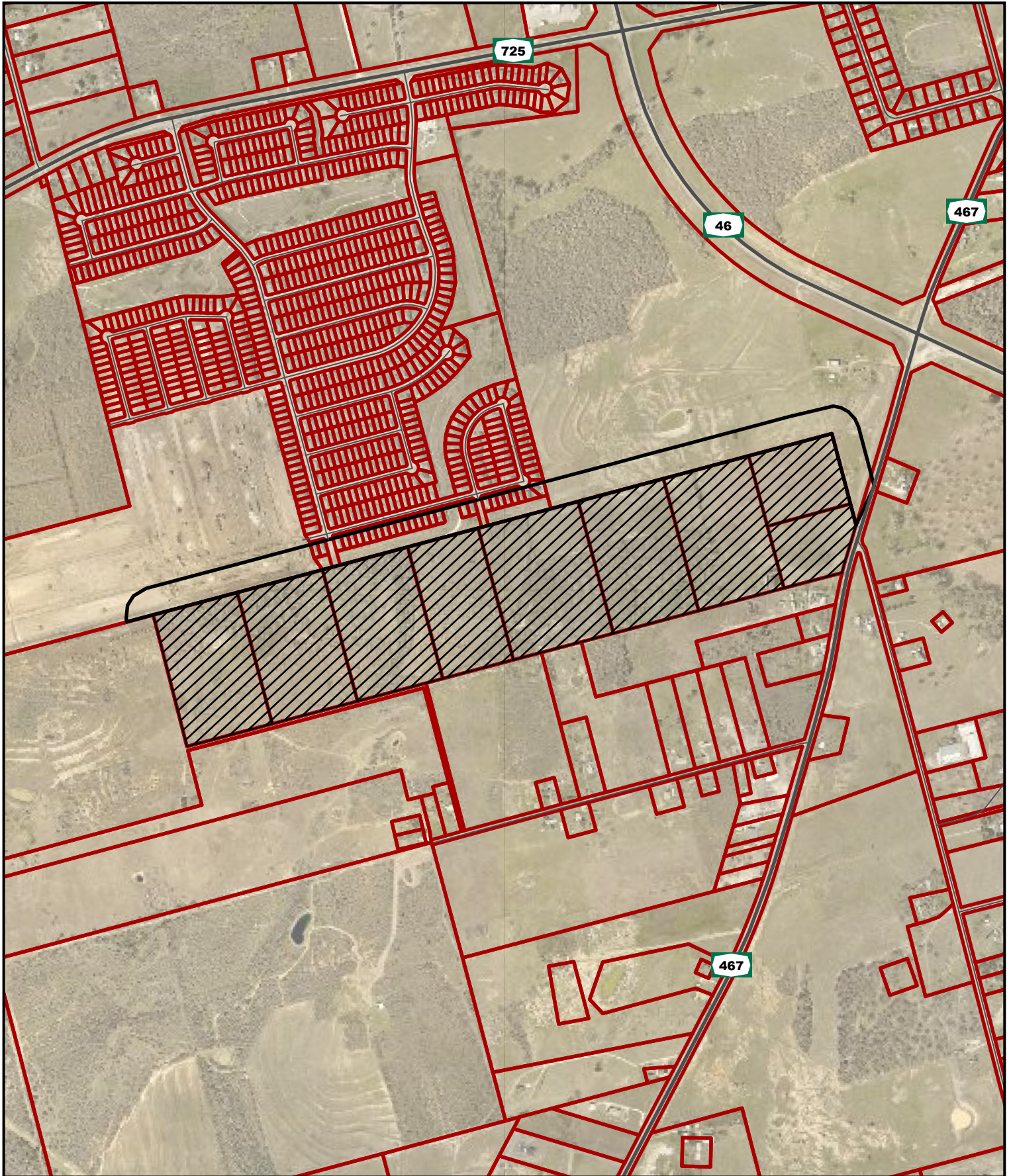
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

Access to the property will be provided via FM 467, which is a TXDOT-maintained right-of-way. Any connection to this state highway is subject to approval by TXDOT.



# LOCATION MAP

ZC 14-25 1400 Blk of FM 467



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



 Site Location

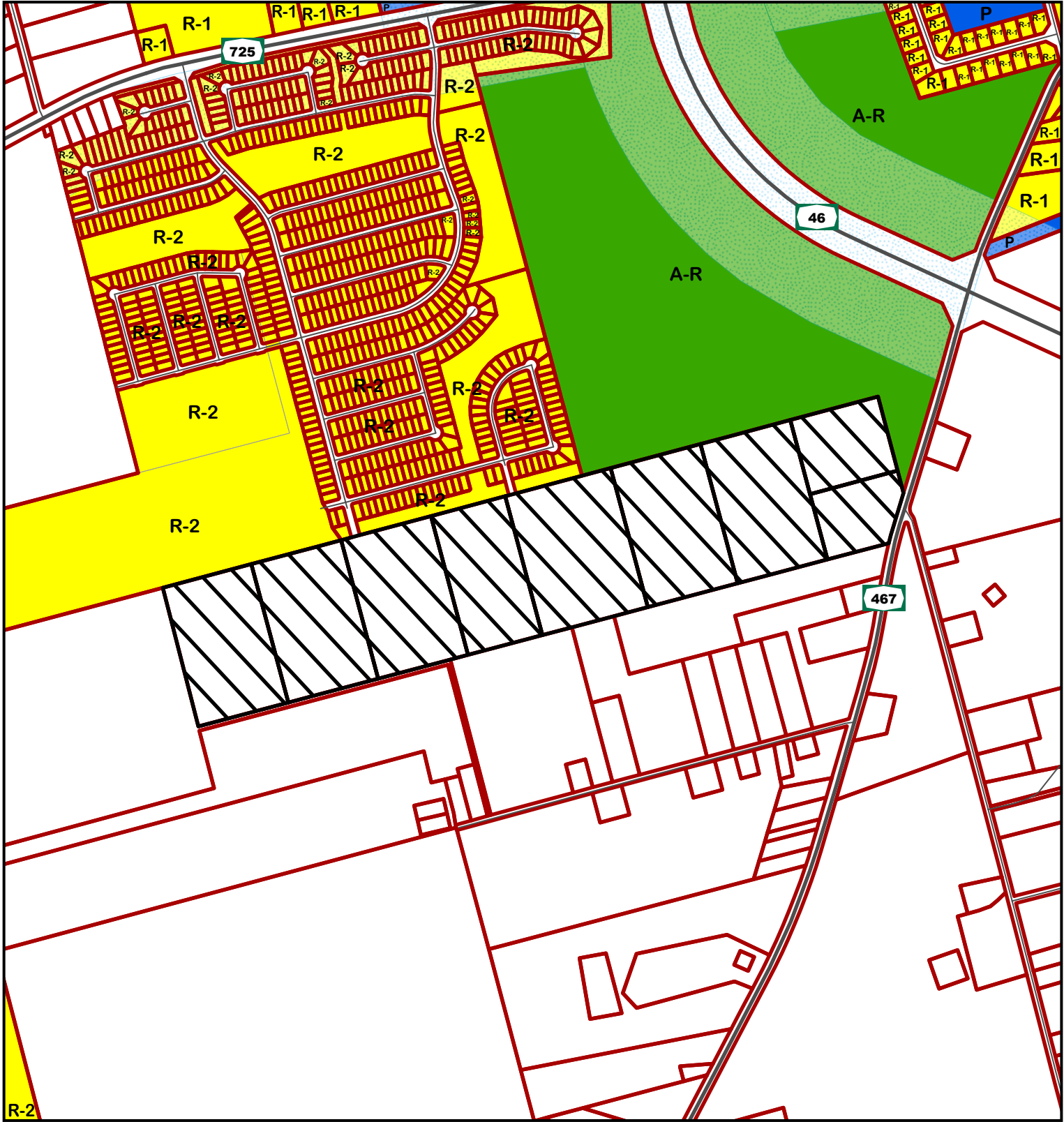
1 inch = 925 feet

Printed: 5/12/2025



ZONING MAP

ZC 14-25 1400 Blk of FM 467



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial         | Manufactured Home Park   | Single Family Residential 1 | Zero Lot Lines               |
| Commercial           | Manufactured-Residential | Neighborhood Commercial  | Single Family Residential 2 | Corridor Overlay Districts   |
| Duplex 1             | MultiFamily 1            | None                     | Rural Residential           | Downtown Historical District |
| Duplex 2             | MultiFamily 2            | Public                   | ROW                         |                              |
| Industrial           | MultiFamily 3            | Planned Unit Development | Suburban Residential        |                              |

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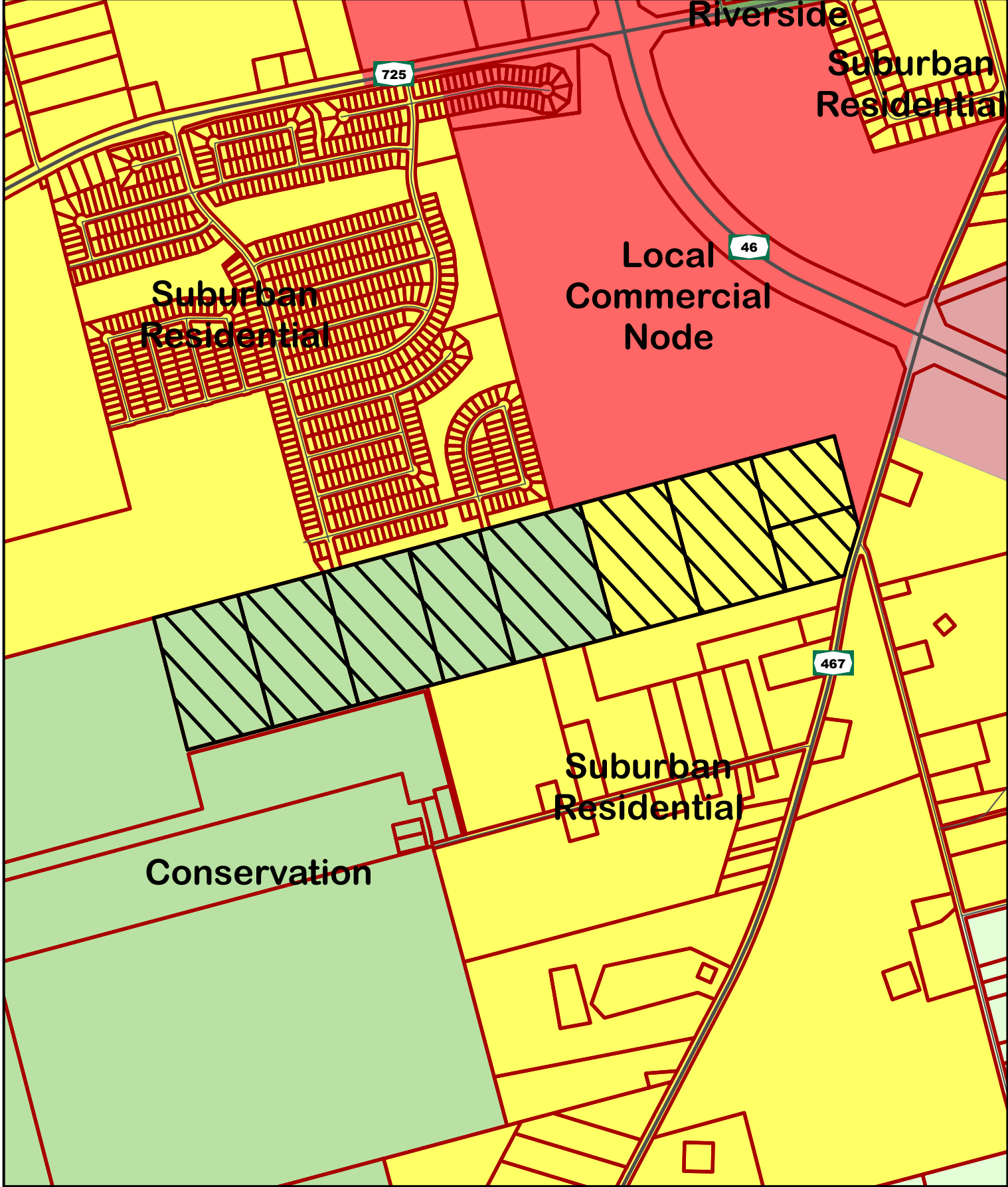
Site Location



Parcel

1 inch = 925 feet

Printed: 5/12/2025



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**Site Location**



**Parcel**

1 inch = 925 feet

Printed: 5/12/2025

## MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** UDC Amendments to add short-term rentals to the land use matrix, and to define the new use  
**Date:** June 5, 2025

In 2024, the Planning Department was directed by City Council to draft regulations for short-term rentals (STRs) in the city limits. Staff will make a presentation on short-term rentals to the Commission during the meeting, including the recommendations of the STR Advisory Committee to create regulations for an annual business permit. The requirements for the permit will be presented to the City Council on June 17<sup>th</sup> for possible action and adoption in July.

Staff is proposing to add a definition and a new use for short-term rentals in the UDC, which requires consideration and approval by the Planning & Zoning Commission. Attached please find a copy of the proposed UDC amendments.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 AND THE DEFINITIONS, ADDING SHORT-TERM RENTALS TO THE LAND USE MATRIX; 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 to provide standards for the orderly development of the city with a stable pattern of land uses; and

**WHEREAS**, the City of Seguin desires to add short-term rentals to the overnight accommodations land uses section of the Land Use Matrix in Section 3.4.3 of the UDC; and

**WHEREAS**, on June 10, 2025, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

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

**PART ONE.** Section 3.4.3 of the Seguin Unified Development Code is hereby amended to add the following overnight accommodations land use to the Land Use Matrix (underlining indicates added text):

Overnight Accommodations

	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
Bed and Breakfast	S	S	S	S	-	-	-	-	-	-	P	P	-	-	-	L
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	L
<u>Short-term Rental*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	-	<u>P</u>
RV Park	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-

\*Refer to Chapter 22 of the Seguin Code of Ordinances for additional regulations and requirements for short-term rentals.

**PART TWO.** The following definition is added to the definitions section of the Seguin Unified Development Code as follows (underlining indicates added text):

Definitions

Short-term Rental (STR). A dwelling unit used for lodging accommodations to occupants for a period of not more than thirty (30) consecutive days. The definition of short-term rental does not include a bed and breakfast, hotel, or motel as defined in the Unified Development Code.

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

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

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

**PART SIX.** 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 1st day of July 2025.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 15th day of July 2025.

\_\_\_\_\_  
Donna Dodgen, Mayor

ATTEST:

\_\_\_\_\_  
Kristin Mueller, City Secretary

## MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** **UDC Amendments to amend the provisions for accessory dwelling units**  
**Date:** June 5, 2025

The Planning Department is proposing amendments to Sections 3.4.3 and the definitions within the UDC to amend the provisions for accessory dwelling units. The drafted amendments to the land use matrix and to the existing definition propose the following changes:

- Limit the number of accessory dwelling units to one per lot.
- Limit the size of an accessory dwelling unit to 800 sq ft.
- Clarify how the size of an accessory dwelling unit is calculated.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.4.3 AND THE DEFINITIONS, AMENDING THE ACCESSORY DWELLING USE PROVISION; 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 to provide standards for the orderly development of the city with a stable pattern of land uses; and

**WHEREAS**, the City of Seguin desires to update the definition and amend the provisions for accessory dwellings as currently listed in the Land Use Matrix of the UDC; and

**WHEREAS**, on June 10, 2025, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendments to the UDC be adopted as described herein.

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

**PART ONE.** Section 3.4.3 of the Seguin Unified Development Code is hereby amended to add the following entertainment/recreation land uses to the Land Use Matrix (underlining indicates added text, ~~strikethrough~~ indicated 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)	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	P
Existing Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	S	-	-	-	P
Apartments/ Condos	-	-	-	-	-	-	-	P	-	-	L	L	-	-	-	P
Two Family Dwelling	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	S
Manufactured Home	L	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Modular Homes	L	L	L	L	L	L	L	-	-	-	L	-	-	-	-	-
Accessory Dwelling ( <del>no larger than 50% of the square footage of the primary structure</del> ) ( <u>one per lot</u> )	P	P	P	P	-	-	-	-	-	-	S	S	L	-	-	S



Mixed Use Building- First floor commercial with second story and above residential	-	-	-	-	-	-	-	S	-	-	P	P	-	-	-	P
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P

**PART TWO.** The following definition, as identified in the final section of the Seguin Unified Development Code, is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicated deleted text):

#### Definitions

1. Dwelling unit. A room or suite or set of rooms occupied or suitable for occupancy as a family residence and having kitchen, bath and sanitary facilities, together with appropriate appurtenances to such occupancy.
  - a. Single-family detached dwelling unit: A building designed for and occupied exclusively by one family as a separate dwelling unit and not meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
  - b. Single-family attached dwelling unit: A building designed or occupied exclusively by one family as a separate dwelling unit, and meeting the requirements of a townhouse or row house. Occupancy shall be limited to no more than four (4) individuals who are unrelated by blood, legal adoption, or marriage. The owner and any agent of the owner shall be legally responsible for any dwelling unit use.
  - c. Duplex: A building designed for or occupied exclusively by two (2) families living independently of each other. A duplex sharing a lot with other residentially used structures shall fall under the definition of a multiple dwelling unit and shall not be considered a duplex for the purposes of this ordinance.
  - d. Multiple: A building designed for and/or occupied exclusively by three (3) or more dwelling units. (Also known as multifamily dwelling unit.)
  - e. Accessory: A secondary separate dwelling unit on a lot ~~such as a garage apartment~~ that is no larger than 50% of the square footage of the primary structure and no larger than 800 square feet. The size of a dwelling unit is calculated as the gross floor area of the unit, which is the sum of the floor areas of all levels of the building. The determination of whether one family is living independently of another is based on one or more of the following criteria: separate sanitary facilities, separate kitchen facilities, separate entrances, and separate utilities.

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

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

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

**PART SIX.** 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 1st day of July 2025.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 15th day of July 2025.

\_\_\_\_\_  
Donna Dodgen, Mayor

ATTEST:

\_\_\_\_\_  
Kristin Mueller, City Secretary