

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING SECTION 3.4.3 (LAND USE MATRIX), SECTION 3.5.3 DEVELOPMENT STANDARDS FOR LIMITED USE PERMITS, AND DEFINITIONS OF THE SEGUIN UNIFIED DEVELOPMENT CODE 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 recently adopted the Unified Development Code (UDC) that will encourage better planning and development throughout the city and will be easier for the public to use; and

WHEREAS, the Seguin City Council 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 land uses within the Seguin City Limits and subdivision development within the Seguin City Limits and Extraterritorial Jurisdiction; and

WHEREAS, on March 8, 2016, 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:

PART ONE. Section 3.4.3, Land Use Matrix, of the Unified Development Code is hereby amended by the addition of the following new category (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

3.4.3 Land Use Matrix
Retail/Services

	A-R	RR	SR	R-1	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
<u>Microbrewery/ Brewpub</u>	-	-	--	-	-	-	-	-	-	-	<u>S</u>	<u>L</u>	-	<u>P</u>	<u>P</u>	<u>L</u>

PART TWO. Section 3.5.3, Development Standards, of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

3.5.3 Development Standards

R. Microbrewery/Brewpub

1. A microbrewery/brewpub that sells alcohol for on-premise consumption shall meet the distance requirements in Section in the City's Code of Ordinances or obtain a variance as allowed under this Unified Development Code.
2. All production shall be within enclosed structures.
3. The facility shall not produce obnoxious odors.
4. No unscreened outdoor storage shall be allowed.
5. With the application for a Limited Use Permit, the applicant shall submit a loading/unloading plan that demonstrates:
 - a) Pedestrian/vehicular traffic is not unreasonably obstructed
 - b) Neighbors are not negatively impacted
 - c) Loading and unloading facilities are located on-site where possible

PART THREE Definitions of the Unified Development Code is hereby amended as follows (underlining indicates added text, ~~striketrough~~ indicates deleted text):

Definitions

87. Microbrewery/Brewpub means a facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a typical capacity of not more than 15,000 barrels per year. Other uses such as a restaurant or bar are allowed on-site when permitted within the zoning district and TABC regulations.

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

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

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

PART EIGHT. 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 15th day of March, 2016.

PASSED AND APPROVED AND ADOPTED on the second reading this 5th day of April, 2016.

DON KEIL
Mayor

ATTEST:

Thalia Stautzenberger
City Secretary