

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 All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.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 on January 1, 2026 and shall be published in a newspaper of general circulation.

PASSED AND APPROVED on the first reading this 2nd day of September 2025.

PASSED AND APPROVED on the second reading this 16th day of September 2025.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary