

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS AMENDING THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 3.6.2 – LOT DIMENSIONAL AND DEVELOPMENT STANDARDS – RESIDENTIAL DISTRICTS, AMENDING THE MINIMUM LOT SIZES FOR THE DUPLEX-2 (DP-2) ZONING DISTRICT; 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 established in the UDC a list of allowed land uses for the adopted zoning districts; and

**WHEREAS**, the UDC sets the dimensional standards for all zoning districts, to include the minimum lot size requirement; and

**WHEREAS**, City staff finds that the Duplex-2 (DP-2) minimum lot sizes for internal and corner lots are not calculated based on the minimum dimensions of the lots, which is inconsistent with the methodology for the minimum lot sizes for the Duplex-1 (DP-1) zoning district; and

**WHEREAS**, on January 12, 2021, after conducting a public hearing, the Planning and Zoning Commission voted to recommend to City Council that the amendment to the UDC regarding the minimum lot size for Duplex-2 zoning district 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 3.6.2 – Lot Dimensional and Development Standards, of the Seguin Unified Development Code is hereby amended as follows (underlining indicates added text, ~~strikethrough~~ indicates deleted text):

**3.6.2 Standards – Residential Districts**

	<b>A-R</b>	<b>R-R</b>	<b>S-R</b>	<b>R-1</b>	<b>R-2</b>	<b>DP-1</b>	<b>DP-2</b>	<b>ZL</b>	<b>MF-1</b>	<b>MF-2</b>	<b>MF-3</b>	<b>M-R</b>
<b>Lot Area (internal lot) Min.</b>	10 acres	43,560 sf	20,000 sf	5,000 sf	5,000 sf	12,000 sf	<del>6,200 sf</del> <u>5,400 sf</u>	3,400 sf	Minimum of 21,780sf	Minimum of 10,890sf	Minimum of 7,275sf	5,000 sf
<b>Lot Area (corner lot) Min.</b>	10 acres	43,560 sf	20,000 sf	6,000 sf	6,000 sf	12,000 sf	<del>8,000 sf</del> <u>6,750 sf</u>	3,400 sf	n/a	n/a	n/a	6,000 sf
<b>Lot Frontage Internal/ corner lots Min.</b>	150'	150'	100'	50'/60'	50'/60'	100'	60'/75'	40'	100'	100'	75'	50'/60'
<b>Lot Depth Min.</b>	200'	200'	100'	100'	100'	120'	90'	85'	100'	100'	100'	100'

**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 2nd day of February 2021.

**PASSED AND APPROVED AND ADOPTED** on the second reading this 23rd day of February 2021.

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Donna Dodgen, Mayor

ATTEST:

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Naomi Manski  
City Secretary