

STATE OF TEXAS

AN ORDINANCE DESIGNATING A 50.00 ACRE, MORE OR LESS TRACT OF LAND, OUT OF THE HUMPHRIES BRANCH SURVEY NUMBER 17, ABSTRACT 6, LOCATED ALONG IH-10 NEAR RIO NOGALES ROAD AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE; MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A SEVERABILITY CLAUSE

WHEREAS, the City Council of the City of Seguin desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in distressed areas of the City and to provide employment opportunities within such areas; and

WHEREAS, the City Council finds that the 50.00 acre, more or less, tract of land owned by the Seguin Economic Development Corporation and as more particularly described as being a portion of a tract of land described Volume 2011, Page 453 of the Official Deed Records of Guadalupe County, Texas, which is incorporated herein for all purposes, is within the City of Seguin city limits; and

WHEREAS, the City Council finds that the improvements sought to the property are feasible and practical and would be a benefit to the area after expiration of any subsequent tax abatement agreement; and

WHEREAS, the City Council finds that the designation of the area as a reinvestment zone is likely to contribute to the retention and expansion of primary employment, and is likely to attract major investment in the area; and

WHEREAS, a public hearing was held to consider this ordinance on September 23, 2014; and

WHEREAS, the City Council finds that it is in the City's interest to designate the property as a reinvestment zone pursuant to Texas Tax Code Section 312.201;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEGUIN, TEXAS:

SECTION ONE. The facts and recitations contained in the above recitals are found and determined to be true and correct.

SECTION TWO. The City Council finds that the property to be included in the Seguin Reinvestment Zone Number 2014-02, consisting of 50.00 acres, more or less, located along

IH-10 near Rio Nogales Road (the "Reinvestment Zone Area") as depicted on the plat attached hereto as Exhibit "A," is an area that is reasonably likely as a result of the designation as a reinvestment zone to contribute to the retention or expansion of primary employment or to attract major investment in the Reinvestment Zone Area that would be a benefit to the Reinvestment Zone Area and that would contribute to the economic development of the City.

SECTION THREE. The City Council designates the Reinvestment Zone Area as Seguin Reinvestment Zone Number 2014-02 for tax abatement purposes under Chapter 312 of the Texas Tax Code.

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

SECTION FIVE. If any clause or provision of this ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portions of the ordinance, which shall continue to have full force and effect.

SECTION SIX. That this ordinance shall take effect from and after its passage as the law and charter in such case provides.

PASSED AND APPROVED on first reading this 23rd day of September 2014.

PASSED AND APPROVED on second reading this 7th day of October, 2014.



Don Keil, Mayor

ATTEST:



Thalia Stautzenberger, City Secretary

MEMORANDUM

TO: Don Keil, Mayor
City Council Members

CC: Doug Faseler, City Manager

FROM: Terry M. Treviño, Director of Economic Development

DATE: September 18, 2014

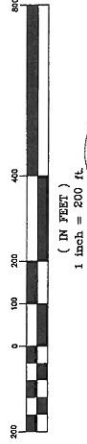
RE: Creation of Reinvestment Zone 2014-02

Per Chapter 312 of the Texas Tax Code, a reinvestment zone must be established by City Council on the property for which a tax abatement will be given. This ordinance will create a reinvestment zone being a 50.00 acre tract of land situated in the Humphries Branch Survey No. 17, Abstract 6, City of Seguin, Guadalupe County, Texas, being a portion of a tract of land called 51.66 acres, conveyed to Seguin Economic Development Corporation, by deed recorded in Volume 2011, Page 453, Official Records, Guadalupe County, Texas and all that tract of land called 17.796 acres, conveyed to Seguin Economic Development Corporation, by deed recorded in Volume 4154, Page 932, Official Records, Guadalupe County, Texas. The 50.00 acres is located at Rio Nogales Drive and Eighth Street, Seguin, Texas. This is SEDC owned property and in order to have property prepared for future potential prospects, SEDC is seeking to have a Reinvestment Zone established on this property.

The first reading of the ordinance and the public hearing will be held on September 23, 2014 and the second reading and consideration and action on approval of the ordinance will take place on October 1, 2014.



GRAPHIC SCALE



LOT AREA	LOT WIDTH	LOT DEPTH	FRONT YARD	SIDE YARDS	REAR YARDS
MINIMUM INTERNAL LOT: 6,000 sq. ft.	MINIMUM INTERNAL LOT: 50 FEET	MINIMUM OF 100 FEET	MINIMUM SETBACK OF 10 FEET	MINIMUM SETBACKS	MINIMUM SETBACK OF FIVE (5) FEET, WITH ADDITIONAL 2 FEET FOR EVERY STORY
CORNER LOT: 7,500 sq. ft.	CORNER LOT: 60 FEET			INTERNAL LOT: 0 FEET	FEET WITH 25 FOOT MAXIMUM OVERHANGS OR ENCROACHMENTS.

RIO NOGALES DR.

(50' R.O.W.)
373/440
EIGHTH STREET

INTERSTATE HIGHWAY 10
395/392
400 R.O.W.
N 51°45'00" E

RIO NOGALES UNIT 1
SUBDIVISION

ESTABLISHING LOT 1 RIO NOGALES UNIT 1, CITY OF SEGUIN,
GUADALUPE COUNTY, TEXAS.

2.476 Ac.
1618/1000

5' ENRON EASEMENT
1445/910

LOT 1
(50.00 Ac.)

S.E.D.C.
51.66 Ac.
2011/453

REMAINDER OF
CITY OF SEGUIN
CAUSE No. 07-1281-CV

REMAINDER OF
CITY OF SEGUIN
CAUSE No. 07-1281-CV

17.796 Ac.
4154/932

19.451 Ac.
4159/928

- SIGN
- GAS PIPELINE MARKER
- CONTROLLING MONUMENT
- OVERHEAD UTILITY
- WATER METER
- SANITARY SUMP MANHOLE
- EXISTING FIRE HYDRANT
- 6" W - 8" WATER

114 NORTH AUSTIN
SEGUIN, TEXAS 78155
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FX (830) 372-1155
FIRM NO. 10042400

