

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, TO REZONE  
PROPERTY LOCATED AT 320 W. NOLTE STREET,  
LOT B, BLK 168, ACRE ADDITION,  
APPROX. 0.4267 ACRES, PROPERTY ID #13396 (ZC 04-14)**

WHEREAS, the property located at 320 W. Nolte, Lot B, Block 168, Acre Addition, approximately 0.4267 acres, Property ID #13396, more fully described in Exhibits A and B attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned as 'Commercial'; and

WHEREAS, the City of Seguin has determined that the designation of said property from 'Commercial' to 'PUD' is more appropriate for the existing land use; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to 'PUD' be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owner and surrounding property owners;

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

1. That the highest and best use of the property located at 320 W. Nolte, Lot B, Block 168, Acre Addition, approximately 0.4267 acres, Property ID #13396, more fully

described in Exhibits A and B attached hereto and incorporated herein for all purposes, is 'PUD'; and

2. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from 'Commercial' to 'PUD'; and
3. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 17th day of June, 2014.

PASSED AND APPROVED on the second reading this 1st day of July, 2014.

ATTEST:

---

Don Keil, Mayor

---

Thalia Stautzenberger, City Secretary

# EXHIBIT A

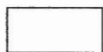


**ZC 04-14: 320 W. Nolte Street**

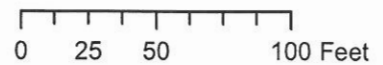
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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



Site Location



Parcel Lines



Printed June 11, 2014

# EXHIBIT B

## NOTES:

BASIS OF BEARING IS WGS84.

TRI COUNTY SURVEYING INC. HAS MADE NO FLOOD ZONE DETERMINATION FOR THE PROPERTY SHOWN HEREON.

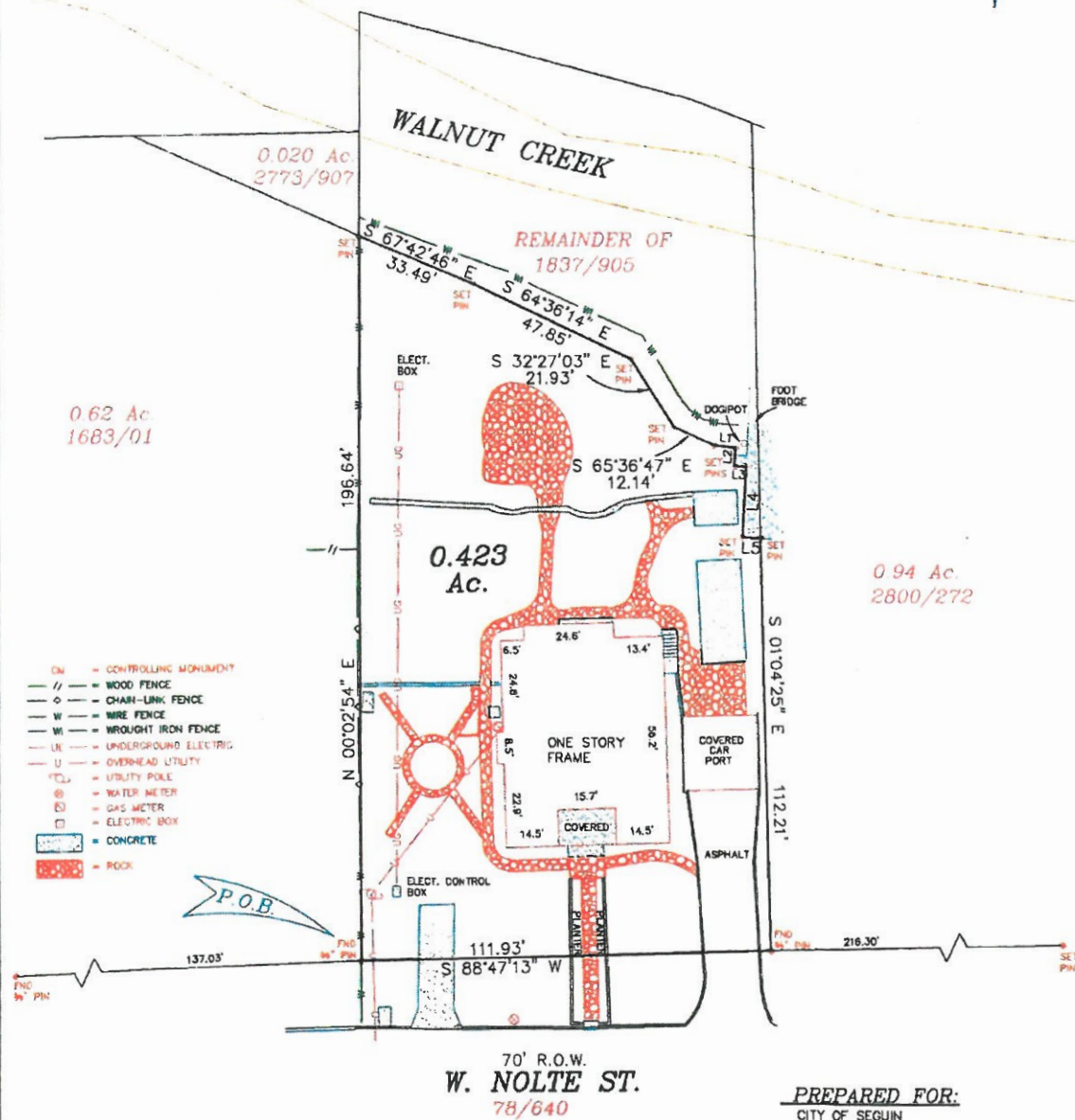
ALL SET PINS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "TRI-COUNTY".

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO CITY OF SEGUIN SUBDIVISION REGULATIONS.

SCALE:  
1' = 30'



| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 83°23'36" E | 5.84'    |
| L2   | S 03°16'22" W | 5.02'    |
| L3   | S 86°40'31" E | 3.09'    |
| L4   | S 02°54'18" W | 19.24'   |
| L5   | S 86°54'39" E | 4.97'    |



320 W. NOLTE ST.  
PLAT SHOWING:

SURVEY OF A 0.423 OF AN 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 CONVEYED TO THE CITY OF SEGUIN, TEXAS, BY DEED RECORDED IN VOLUME 1837, PAGE 905, OFFICIAL RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF GUADALUPE:



THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY TRI-COUNTY SURVEYING, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY OR USE THIS GRAPHIC WORK OTHER THAN FOR THE PURPOSE SHOWN HEREON. THIS SURVEY IS EMBOSSED WITH THE SURVEYOR'S IMPRESSION SEAL AND SIGNED IN RED INK. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. TRI-COUNTY SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR COPIES OF THIS SURVEY OTHER THAN THE COPIES BEARING THE ORIGINAL IMPRESSION SEAL AND SIGNATURE SIGNED IN RED INK. ALL RIGHTS RESERVED. COPYRIGHT 2012, TRI-COUNTY SURVEYING, INC.



I, AUBREY C. HOLLAND, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

AUBREY C. HOLLAND

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4493

SURVEYED: SEPTEMBER 11, 2012  
PROJECT NO.: 0710116 DWG No.: 0710116-m2