

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS, TO REZONE ONE  
PROPERTY LOCATED AT 1505 LUCILLE ST., ABSTRACT 35, JOHN SOWELL  
SURVEY, APPROX. 3.79 ACRES, PROPERTY ID 59384 (ZC 20-15)**

WHEREAS, the property located at 1505 Lucille St., Abstract 35, John Sowell Survey, approx. 3.79 acres, Property ID 59384, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned as 'Pre-Development' (PD) and

WHEREAS, the City of Seguin has determined that the designation of said property from 'Pre-Development' (PD) to 'Commercial' (C) and 'Duplex-2' (DP-2) 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 'Commercial' (C) and 'Duplex-2' (DP-2) 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 1505 Lucille St., Abstract 35, John Sowell Survey, approx. 3.70 acres, Property ID 59384, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned as 'Pre-Development' (PD);
2. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from 'Pre-Development' (PD) to 'Commercial' (C) and 'Duplex-2' (DP-2); 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 1st day of September, 2015.

PASSED AND APPROVED on the second reading this 15th day of September, 2015.

ATTEST:

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Don Keil, Mayor

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Thalia Stautzenberger, City Secretary