

**CITY OF SEGUIN**

**ORDINANCE NO. \_\_\_\_\_**

**COUNTY OF GUADALUPE**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,  
TO REASSIGN ZONING FOR THE PROPERTIES CURRENTLY ZONED SINGLE  
FAMILY RESIDENTIAL 1 (R-1), MULTI-FAMILY HIGH DENSITY RESIDENTIAL 3  
(MF-3), NEIGHBORHOOD COMMERCIAL (NC) AND COMMERCIAL (C) LOCATED  
AT THE INTERSECTION OF HWY. 46 AND RUDELOFF ROAD, MORE FULLY  
DESCRIBED IN EXHIBIT A ATTACHED,  
(ZC 15-18)**

WHEREAS, the properties located at the intersection of Hwy. 46 and Rudeloff Road in the City Limits of Seguin, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") are currently zoned Single Family Residential 1 (R-1), Multi Family High Density Residential 3 (MF-3), Neighborhood Commercial (NC), and Commercial (C); and

WHEREAS, the City of Seguin has determined that the designation of said properties from Single Family Residential 1 (R-1), Multi Family High Density Residential 3 (MF-3), Neighborhood Commercial (NC), and Commercial (C) to Single Family Residential 2 (R-2) and Commercial (C) meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; 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 Single Family Residential 2 (R-2) and Commercial (C) 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 owners and surrounding property owners;

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

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Single Family Residential 1 (R-1), Multi Family High Density Residential 3 (MF-3), Neighborhood Commercial (NC), and Commercial (C) to Single Family Residential 2 (R-2) and Commercial (C) and
2. 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 4th day of September, 2018.

PASSED AND APPROVED on the second reading this 11th day of September, 2018.

ATTEST:

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Don Keil, Mayor

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Naomi Manski, City Secretary