



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

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Tuesday, April 8, 2025

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-219](#)

Approval of the Planning and Zoning Commission Minutes of the March 11, 2025 Regular Meeting.

**Attachments:** [3.11.25 PZ Meeting Mins draft](#)

4. **Public Hearings and Action Items**

a. [SUP 03-25](#)

Public hearing and possible action on a Specific Use Permit request to allow an Outdoor Entertainment Venue (Large) in a Commercial (C) zoning district for the property located at 225 N. Saunders St., Property ID: 46175, (SUP 03-25).

**Attachments:** [SUP 03-25 Staff Report & Maps](#)

[Proposed site plan from applicant](#)

b. [ZC 05-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughn Ave., Property ID: 46260, (ZC 05-25)

**Attachments:** [ZC 05-25 Staff Report and Maps](#)

c. [ZC 06-25](#)

Public hearing and possible action on a request for a zone change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25)

**Attachments:** [ZC 06-25 Staff Report & Maps](#)

d. [ZC 07-25](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25)

**Attachments:** [ZC 07-25 Staff Report & Maps](#)

- e. [ZC 08-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Multi-Family Low Density (MF-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755 (ZC 08-25)  
**Attachments:** [ZC 08-25 Staff Report and Maps](#)
- f. [ZC 09-25](#) Public hearing and possible action on a request for a zone change from Duplex High Density (DP-2) to Commercial (C) for property located on W. Court St., Property ID 52986, (ZC 09-25)  
**Attachments:** [ZC 09-25 Staff Report & Maps](#)
- g. [ZC 10-25](#) Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 1022 Tabernacle St., Property ID: 38451, (ZC 10-25).  
**Attachments:** [ZC 10-25 Staff Report & Maps](#)
- h. [ZC 11-25](#) Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25)  
**Attachments:** [ZC 11-25 Staff Report & Maps](#)  
[Layout for zoning change request](#)
- i. [ZC 12-25](#) Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID: 52343, (ZC 12-25).  
**Attachments:** [ZC 12-25 Staff Report & Maps](#)  
[Layout for zoning change request](#)
5. **Adjourn**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 3rd day of April, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

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Francis Serna  
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.