



Meeting Agenda  
Planning & Zoning Commission

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Tuesday, May 13, 2025

5:30 PM

Council Chambers

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1. Call To Order

2. Roll Call

3. Approval of Minutes

[25-280](#)

Approval of the Planning and Zoning Commission Minutes of the April 8, 2025 Regular Meeting.

Attachments: [04.08.25 PZ Meeting Mins. draft](#)

4. Public Hearings and Action Items

A. [SUP 04-25](#)

Public hearing and possible action on a Specific Use Permit request to allow a Battery Energy Storage Facility in an Industrial (I) zoning district for property located at the 1500 BLK of N. Guadalupe St., Property ID: 51234, (SUP 04-25).

Attachments: [SUP 04-25 Staff Report & Maps](#)

B. [ZC 13-25](#)

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 822 N. Austin St., Property ID 22758, (ZC 13-25)

Attachments: [ZC13-25 Staff Report and Maps](#)

C. [PV 01-25](#)

Public hearing and possible action on a request for a plat variance to the City of Seguin Unified Development Code Section 3.6.2 Dimensional and Development Standards - Residential District requirements for lot depth standards for lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 Replat.

Attachments: [PV 01-25 Staff Report and Maps](#)

5. Presentation

[25-302](#)

Presentation of first quarter (Jan 1st - Mar 31) Final Plat report.

**Attachments:** [P&Z Memo for 2025 Plat Quartely Report \(first quarter\)](#)  
[Arroyo Ranch Phase V Final Plat](#)  
[Waters Edge Unit 5 Final Plat](#)

## 6. **Adjournment**

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 8th day of May, 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.