



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda

### Planning & Zoning Commission

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Tuesday, August 13, 2024

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[24-369](#) Approval of the Planning and Zoning Commission Minutes of the July 9, 2024 meeting.

**Attachments:** [07.09.24 PZ Minutes draft](#)

4. **Consent Agenda**

a. [PC0724-005](#) Possible Action on a request for a Final Plat for Jefferson Place, Unit 2, Property Id 51540 (PC-0724-0053)

**Attachments:** [P&Z memo and plat for Jefferson Place, Unit 2](#)

b. [PC0724-005](#) Possible Action on a request for a Final Plat for Jefferson Place, Unit 3, Property id 51423 (PC-0724-0054)

**Attachments:** [P&Z memo and plat for Jefferson Place, Unit 3](#)

5. **Public Hearings & Action Items**

a. [24-368](#) Public hearing and possible action on the roadway classification of Fleming Drive identified in the City of Seguin Master Thoroughfare Plan. - Jennifer R. Shortess, P.E., CFM, Assistant Director of Engineering & Capital Projects

**Attachments:** [2024-08 MTP Revision Staff Report](#)

[Existing Thoroughfare Alignment](#)

[Proposed Thoroughfare Alignment](#)

- b. [SUP 04-24](#) Public hearing and possible action on a request for a Specific Use Permit to allow a Utility Facility in a Public (P) zoned district located near the intersection of FM 725 and Gamecock Road, Property ID 58130 (SUP 04-24)  
*Attachments:* [SUP 04-24 Staff Report and Maps](#)
- c. [SUP 05-24](#) Public hearing and possible action on a request for a Specific Use Permit to allow a dog boarding and daycare facility in commercial zoning located at 1100 N. Camp Street, Suite 100, Property ID:23040 (SUP 05-24)  
*Attachments:* [SUP 05-24 Staff Report and Maps](#)
- d. [ZC 07-24](#) Public hearing and possible action on a zoning change request from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 410 E Gonzales Street, Parcel ID 28170 (ZC 07-24)  
*Attachments:* [ZC 07-24 Staff Report and Maps](#)
- e. [ZC 09-24](#) Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Public (P) for properties located on E. Martindale Road, Property ID: 52577 & 52623, (ZC 09-24)  
*Attachments:* [ZC 09-24 Staff Report & Maps](#)
- f. [ZC 10-24](#) Public hearing and possible action on a request for a zoning change from Public (P) to Single family Residential (R-1) for property located at 407 Ellis Street, Property ID: 45621, ZC 10-24)  
*Attachments:* [ZC 10-24 Staff Report & Maps](#)
- g. [ZC 11-24](#) Public hearing and possible action on a zoning change request from Commercial (C) to Planned Unit Development (PUD) for a property located at 101 E. Nolte St. Property ID: 27916 (ZC 11-24)  
*Attachments:* [ZC 11-24 Staff Report & Maps](#)
- h. [GLUP 04-24](#) Public hearing and possible action on a request for a General Land Use Plan (GLUP) for a property located at 101 E. Nolte St., Property ID: 27916 (GLUP 04-24)  
*Attachments:* [GLUP 04-24 Document](#)

## 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 August, 2024 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.