



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda

### Planning & Zoning Commission

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Tuesday, September 10, 2024

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[24-452](#)

Approval of the Planning and Zoning Commission Minutes of the August 13, 2024 Regular Meeting.

**Attachments:** [08.13.24 PZ Minutes draft](#)

4. **Consent Agenda**

[PC-0824-0056](#)

Possible Action on a request for a Final Plat for Hwy 123 Subdivision, Property Id 52689 (PC-0824-0056)

**Attachments:** [Hwy 123 Subdivision P&Z memo and plat with markups](#)

[PC0824-0057](#)

Possible action on a request for a Final Plat for Swenson Heights, Unit 5D, Property ID: 55293, 55187 (PC0824-0057)

**Attachments:** [Swenson Heights 5D Approval Memo & Final Plat](#)

[PC-0824-0059](#)

Possible Action on a request for a Final Plat for JBB Properties Subdivision, Property Ids 52802 and 120617

**Attachments:** [JBB properties Subdivision P&Z memo and final plat with markups](#)

5. **Public Hearings and Action Items**

a. [ZC 12-24](#)

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 1311 Aldama St., Property ID: 14416, (ZC 12-24)

**Attachments:** [ZC 12-24 Staff Report & Maps](#)

- b. [24-449](#) Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix, to add "Outdoor Concert Venue (Large and Small)" as a new use, and Chapter 7 (Definitions), to add "Outdoor Concert Venue (Large and Small)" into the definition section.

**Attachments:** [Memo for Section 3.4.3 and Definitions for Outdoor Concert Venues](#)

- c. [24-450](#) Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Sections 1.2.2, 1.4, 2.9, 2.9.1, 2.9.2, 2.9.11, and Chapter 7 (Definitions) to amend the delegation of plat approval responsibility as allowed by Chapter 212 of the Local Government Code.

**Attachments:** [Memo and UDC Amendments for Plats](#)

## 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 5th day of September, 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.