



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda Planning & Zoning Commission

Tuesday, September 9, 2025

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-525](#)

Approval of the Planning and Zoning Commission Minutes of the August 12, 2025 Regular Meeting.

Attachments: [08.12.25 PZ Mins draft](#)

4. **Public Hearing and Action Items**

- a. [AVAR080425](#) Public hearing and possible action for a variance to the distance requirements for businesses selling alcoholic beverages near a church, school (public or private), or public hospital has been requested by Binod Kharel for the property located at the 800 block of E Kingsbury Street, property ID: 22400, AVAR080425

Attachments: [AVAR080425 Staff Report and Maps](#)

- b. [VAR 05-25](#) Public hearing and possible action on a request for a variance to Chapter 6 Sign Requirements, Section 6.5.5 Monument Signs: Single-Tenant, Height Requirements, for a property located at 5698 State Hwy 123 N, Property ID: 190760, (VAR 05-25).

Attachments: [VAR 05-25 Staff Report & Maps](#)
[NHS Site Pictures and Location](#)

- c. [ZC 19-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Zero Lot Line (ZL) for property located at the 700 Block of Jefferson Ave., property ID: 108755, ZC 19-25

Attachments: [ZC 19-25 Staff Report & Maps](#)

- d. [ZC 20-25](#) Public hearing and possible action on a zoning change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Rd., Property ID: 52990, (ZC 20-25).
Attachments: [ZC 20-25 Staff Report & Maps](#)
- e. [25-528](#) Public Hearing and possible action on amendments to the City of Seguin's Unified Development code (UDC) Section 3.2.18 Planned Unit Development (PUD) to modify the requirements and allowances of General Land Use Plans (GLUP) in PUD Districts.
Attachments: [PZ Memo UDC Amendments PUD Sept2025](#)
[Proposed Amendments to Section 3.2.18](#)
- f. [GLUP 01-25](#) Public Hearing and possible action for a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located at W. IH-10 and F.M. 78, Property IDs: 53239, 53238, 52990, 136699, 128176, 129007, 128175, and 128174, (GLUP 01-25)
Attachments: [GLUP 01 25 Staff Report](#)
[GLUP Narrative](#)
[GLUP ExhibitA](#)
[GLUP ExhibitB](#)
[GLUP Map Exhibit](#)

5. **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 3rd day of September, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

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.