



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

Tuesday, January 14, 2025

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[24-695](#)

Approval of the Planning and Zoning Commission Minutes of the December 10, 2024 Regular Meeting.

**Attachments:** [12.10.24 PZ Minutes draft](#)

4. **Action Items**

a. [24-693](#)

Election of Officers:

Chair

b. [24-694](#)

Election of Officers:

Vice-Chair

5. **Public Hearings and Action Items**

a. [SUP 07-24](#)

Public hearing and possible action on a Specific Use Permit request to allow for Outside Storage in a Commercially (C) zoned district for the property located at 602 S State Highway 46, Property ID: 32869, (SUP 07-24)

**Attachments:** [SUP 07-24 Staff Report and Maps](#)

[Site Plan showing desired parking area](#)

b. [SUP 08-24](#)

Public hearing and possible action on a Specific Use Permit request for an expansion of an existing RV Park located at 4000 IH-10 W, Property ID: 57996 (SUP 08-24)

**Attachments:** [SUP 08-24 Staff Report and Maps](#)

[Site location, layout, and landscaping](#)

- c. [ZC 26-24](#) Public hearing and possible action on a request for a zoning change from Multi-family High Density (MF-3) to Commercial (C) for a property located at the 2600-2700 block of State Highway 46 North, Property ID: 172978, (ZC 26-24)  
**Attachments:** [ZC 26-24 Staff Report and Maps](#)
- d. [ZC 27-24](#) Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Commercial (C) for property located at 208 Preston Dr., Property ID: 21433, (ZC 27-24)  
**Attachments:** [ZC 27-24 Staff Report & Maps](#)
- e. [ZC 28-24](#) 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 on Preston Dr., Property ID: 59022, (ZC 28-24)  
**Attachments:** [ZC 28-24 Staff Report & Maps](#)
- f. [ZC 29-24](#) Public hearing and possible action on a request for a zoning change from Commercial (C) and Agriculture-Ranch (AR) to Public (P) for six properties located at the 2600 through 3000 block of N Guadalupe Street, Property IDs: 51463,51460, 51459, 51255, 51253, and 51251, (ZC 29-24)  
**Attachments:** [ZC 29-24 Staff Report and Maps](#)
- g. [24-669](#) Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 5.4 to amend the sidewalk width requirements based on road classification and improve connectivity of sidewalks and trails. -Jennifer R. Shortess, PE, CFM, Assistant Director of Engineering & Capital Projects  
**Attachments:** [2024-01-14 Section 5.4 Memo](#)  
[Section 5.4 Redlines](#)  
[RAATG Table 1. Street Design Standards](#)  
[UDC Comparison Table](#)

## 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 9th day of January 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.