



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public & Virtual

Meeting Agenda

Planning & Zoning Commission

Tuesday, December 13, 2022

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[22-548](#)

Approval of the Planning and Zoning Commission Meeting Minutes of the November 8, 2022 meeting.

Attachments: [Nov. 8, 2022 PZ Mins draft](#)

4. **Public Hearings & Action Items**

a. [SUP 09-22](#)

Public hearing and possible action on a request for a Specific Use Permit to allow a Truck Stop in a Commercially (C) zoned district for a property located at 3089 IH-10 W, Property ID: 58115, (SUP 09-22)

Attachments: [SUP 09-22 Staff Report and Maps](#)

[Proposed Site Plan from applicant](#)

b. [ZC 22-22](#)

Public hearing and possible action on a zoning change request from Commercial(C) to Industrial (I) for a property located along the 1800 Blk of Friesenhahn Rd, Parcel id 52897 (ZC 22-22)

Attachments: [ZC 22-22 Staff Report maps](#)

c. [ZC 23-22](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Duplex High Density (DP-2) for a property located at 772 Johnson Ave, Property ID: 45988, (ZC 23-22)

Attachments: [ZC 23-22 staff report and maps](#)

d. [ZC 24-22](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Commercial (C) for a property located at 3031 N. Austin St., Property ID: 145765, (ZC 24-22)

Attachments: [ZC 24 -22 Staff Report and Maps](#)

- e. [22-552](#) Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Chapter 4. Subdivisions and Appendix C Fee Schedule to increase flood hazard protections for existing and future residential property owners.
- Attachments:** [PZ Memo Subdivision Flood Hazard Prevention Recommendation Dec 2022](#)
[APPENDIX A UNIFIED DEVELOPMENT CODE - CHAPTER 4 \(2022.12 a](#)
[APPENDIX A UNIFIED DEVELOPMENT CODE - CHAPTER 4 \(2022.12 a](#)
[2022-12-05 APPENDIX C - FEE SCHEDULE Redlines Floodplain](#)
[Presentation UDC Chapter 4 Updates 2022.12](#)
- f. [22-557](#) Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 2.1.3 Development Process and Associated sections.
- Attachments:** [Ordinance 2.1.3 development process DRAFT](#)
[P&Z Memo Development Process Amendment Dec 2022](#)

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 8th day of December, 2022 at 4:00 p.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.