



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda

### Planning & Zoning Commission

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Tuesday, October 12, 2021

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[21-353](#)

Approval of the Planning and Zoning Commission Meeting Minutes of the September 14, 2021 meeting.

**Attachments:** [Sept. 14, 2021 P&Z Minutes-draft](#)

4. **Public Hearings & Action Items**

a. [ZC 21-21](#)

Public hearing and possible action on a request for a zoning change from Agriculture Ranch (A-R) to Multi-Family High (MF-3) for a property located at the 3500 Blk of SH 123 Bypass, Property ID: 52359, (ZC 21-21)

**Attachments:** [ZC 21-21 Staff Report and Maps](#)

b. [SUP 09-21](#)

Public hearing and possible action on a request for a Specific Use Permit to allow a Travel Center (Truck Stop) in a Commercial Zoned District for property located at FM 464 and IH 10, PID 53164. SUP 09-21

**Attachments:** [Staff report with map](#)

[Proposed Site Plan 9-01-21](#)

[Proposed Landscape Plan 9-01-21](#)

c. [ZC 22-21](#)

Public hearing and possible action on a request for a Zoning Change from Agricultural Ranch (A-R) to Commercial (C) as a request for property located at FM 464 and IH 10W PID 53164 ZC 22-21.

**Attachments:** [ZC 22-21 Staff report and maps](#)

d. [ZC 23-21](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-2) for a property located at the 1000 Blk of Cordova Rd, Property ID: 133819, (ZC 23-21)

**Attachments:** [ZC2321 Staff Report and Maps](#)

- e. [GLUP  
19-06B](#) Public hearing and possible action on a request for a revision for a General Land Use Plan to a property located on the southeast corner of SH-123 and Nolte Farms Dr, Property ID: 59036, (GLUP 19-06B)

**Attachments:** [GLUP1906b Staff Report, Maps, 2020 & 2021 GLUP Exhibit  
Revised General Land Use Plan Memo and Exhibits](#)

5. **Presentation**

- [21-357](#) Presentation and discussion by Freese & Nichols, Inc. (FNI) to introduce the Comprehensive Plan process and the role of the Planning & Zoning Commission as the Comprehensive Plan Advisory Committee (CPAC).

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 7th day of October 2021 at 3:30 p.m. Said place is readily accessible to the General Public.

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Francis Serna  
Planning Assistant

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