

AGENDA
CITY OF FLORESVILLE PLANNING & ZONING COMMISSION
REGULAR MEETING DECEMBER 3, 2025, 6:00 PM
FLORESVILLE CITY HALL COUNCIL CHAMBER
1120 D STREET, FLORESVILLE, TX 78114

Call meeting to order
Invocation
Recite U.S. Pledge of Allegiance & Texas Pledge
Establish Quorum
Citizen Comments

1. PUBLIC HEARING:

- a. A request to amend the Future Land Use Plan Map for an area in the general vicinity of 1806 Sunnyside Rd.
- b. A request to rezone a property from Residential Single Family “R-1” to Commercial “C” at 1802 & 1806 Sunnyside Rd.
Citizen Comment
- c. A request to rezone a property from Residential Single Family “R-1” to Commercial “C” at 964 US Highway 181N.
Citizen Comment
- d. A request for a Special Use Permit for installing a manufactured home at 781 4th St.
Citizen Comment
- e. A request for a Special Use Permit for installing a manufactured home at 1603 F ST.
Citizen Comment
- f. An ordinance amending the City of Floresville Code of Ordinances, Title XV – Land Usage, amending Chapter 153 Zoning, modifying the regulations for manufactured homes, manufactured home parks, and mobile homes within the City.

2. OLD BUSINESS

- a. Consideration & Action to approve regular meeting minutes for the November 5, 2025, meeting.
Citizen Comment

3. NEW BUSINESS:

- a. Consideration & Action to approve the Stuman Ranch Subdivision, a replat of Floresville Sections 4, Lot 12, being 4.92 acres located at 1806 Sunnyside Rd, and Section 4, Lot 13, being 1.71 acres located at 1802 Sunnyside Rd.
Citizen Comment Development Department
- b. Consideration & Action to approve the ARBOR FIELDS UNIT 1 PRELIMINARY SUBDIVISION PLAT OF 37.50 ACRES OF LAND WITHIN THE CITY OF FLORESVILLE S&J AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO FLOWBAK, LTD. IN THE DEED OF RECORD DOCUMENT NO. 2022-116669 OF THE OFFICIAL PUBLIC RECORD OF WILSON COUNTY.
Citizen Comment Development Department
- c. Consideration & Action to approve an amendment to the Future Land Use Plan Map for an area in the general vicinity of 1806 Sunnyside Rd.
- d. Consideration & Action on a request to rezone a 1.71-acre tract of land located at 1802 Sunnyside Rd, and a 4.92-acre tract of land located at 1806 Sunnyside Rd. Rezoning from R-1 Single Family Residential to C, Commercial.
Citizens Comments Development Department
- e. Consideration & Action on a request to rezone a 5.801-acre tract of land located at 964 US Highway 181 N. from R-1 Single Family Residential to C, Commercial.
Citizen Comment Development Department
- f. Consideration & Action on a request for a Special Use Permit to allow a manufactured home on a .26-acre tract of land located at 781 4th St.
Citizen Comment Development Department
- g. Consideration & Action on a request for a Special Use Permit to allow a manufactured home on a .50-acre tract of land located at 1603 F Street.
Citizen Comment Development Department
- h. Consideration & Action on an ordinance amending the City of Floresville Code of Ordinances, Title XV – Land Usage, amending Chapter 153 Zoning, modifying the regulations for manufactured homes, manufactured home parks, and mobile homes within the City.
Citizens Comment Development Department

4. ADJOURN

This facility is wheelchair-accessible, and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary at 830-393-3105 or fax 830-542-3131 for further information.

I certify that the above notice of the meeting was posted on the bulletin board at City Hall, 1120 D Street, Floresville, Texas, on the 25th day of November 2025, at 6:00 p.m.



Evelyn Garcia – City Secretary