



Meeting Minutes

Planning & Zoning Commission

Tuesday, August 12, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on August 12, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

Present: 7 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Joseph Pedigo, Yesenia Rizo, and Pete Silvius

Absent: 2 - Kelly Schievelbein, and Wayne Windle

3. Approval of Minutes

[25-463](#)

Approval of the Planning and Zoning Commission Minutes of the July 8, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Rizo, that the July 8, 2025 Planning and Zoning Commission Meeting Minutes be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

4. Consent Agenda

[PC 1024_0075](#)

Possible Action on a request for a plat variance for a Re-Plat for Alfinez Subdivision, Property ID 13690 (PC1024-0075)

Melissa Zwicke gave a brief overview of the request.

A motion was made by Commission Pedigo, seconded by Commissioner Hernandez, that the Consent Agenda be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

5. Public Hearing and Action Items

[ZC 18-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) to Public (P) for the property located at the 15000 block of FM 725, Property ID: 58175, (ZC 18-25)

Kyle Warren presented the staff report. He stated that the applicant is requesting a zone change to Public zoning in order to come back to the Planning and Zoning Commission for a Specific Use Permit for a proposed water tower on a 1.09-acre portion of a 173.105-acre lot. The property is surrounded by Single-family Residential, Commercial, and Ag Ranch zoning types and uses. Mr. Warren stated that the request is consistent with the Future Land Use Plan, as the proposed water tower is a need for single family residences. The zoning follows a logical and orderly pattern with Public acting as a transition zoning type from Commercial and Agricultural Ranch to Single Family Residential. Staff advised that no letters in favor or against were received. An adjacent property owner called stating they are in support of the request

Commissioner Jones asked if the project considered any right of way dedication for FM 725 once the property was platted. His concern was that the lot was not going to have the required 1-acre space for a water tower by state law.

Mr. Warren stated he was not sure of the dedication requirement of FM 725. He advised the Commission that the applicant was available to answer questions.

The regular meeting recessed, and a public hearing was held. The applicant, Jose Lozano stated that the .09 acres out of the 1.09 acres being requested for the zone change would be for right of way dedication once the property was platted. There being no responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Pedigo, that the zoning change from Single Family 2 (R-2) to Public (P) be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

6. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 5:44 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary