



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, September 9, 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 September 9, 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: 8 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Bobby Jones III, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

Absent: 1 - Tomas Hernandez Jr

3. Approval of Minutes

Present: 8 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Bobby Jones III, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

Absent: 1 - Tomas Hernandez Jr

25-525

Approval of the Planning and Zoning Commission Minutes of the August 12, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Windle, that the minutes of the August 12, 2025 meeting be approved. The motion carried unanimously.

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. AVAR080425

Public hearing and possible action for a variance to the distance requirements for businesses selling alcoholic beverages near a church, school (public or private), or public hospital has been requested by Binod Kharel for the property located at the 800 block of E Kingsbury Street, property ID: 22400, AVAR080425

Kyle Warren presented the staff report. He stated that the variance request is for an onsite package sales of alcohol for a proposed grocery store located on a 1.76 vacant lot on Kingsbury and Bruns St. He explained that a variance is required for the

business due to the business being 300 feet of two churches, and a school. Mr. Warren informed the Commission that a TABC permit application was submitted and pending approval of the variance request. He pointed out that a similar variance was granted in October 2024 for 736 E. Kingsbury, The Brick for on-site alcohol consumption. Mr. Warren said one letter of opposition was received stating the proposed business is too close to the church.

The Commission and staff discussed other businesses in the area that sell alcohol, distance requirements and if the variance was transferable.

The regular meeting recessed, and a public hearing was held. Richard Hall, Real Estate Agent assisting the applicant stated that the owner owns a similar store in Austin. The proposed store is a traditional grocery store with alcohol for off premise consumption. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Pedigo, that the variance be approved with the condition that the variance is exclusively for the proposed grocery store. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

b. [VAR 05-25](#)

Public hearing and possible action on a request for a variance to Chapter 6 Sign Requirements, Section 6.5.5 Monument Signs: Single-Tenant, Height Requirements, for a property located at 5698 State Hwy 123 N, Property ID: 190760, (VAR 05-25).

Armando Guerrero presented the staff report. He said the applicant, Navarro ISD is requesting a variance to the monument sign height requirement of 8' to allow for a 9' tall monument signage cabinet to house a digital sign for the future Navarro High School. He added that all other city signage requirements are in compliance. Mr. Guerrero explained that the proposed sign will be displayed visible to students, visitors, and Navarro ISD staff. The sign will be set back over 800' from the public right of way and the intersection of the school's driveway minimizing any potential visibility hazards to pedestrians or vehicle traffic at the intersection.

Mr. Guerrero added that staff is recommending approval of the variance request to the sign height requirements to deviate from the required 8' height and allow 9' for the proposed monument cabinet. The variance will not set a precedence or be detrimental to the intent of the code. He explained that the sign will not function as a typical commercial retail sign. He stated the one letter in support was received.

There were no questions for staff.

The regular meeting recessed, and a public hearing was held. Melisa Nuu, Project Manager for NISD was available to answer questions. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Rizo, that the variance for a 9' monument sign for NISD be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

c. [ZC 19-25](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Zero Lot Line (ZL) for property located at the 700 Block of Jefferson Ave., property ID: 108755, ZC 19-25

Kyle Warren presented the staff report. He said the applicant is requesting a zoning change from Public to Zero Lot Line for a 2.53 acre trace located at the 700 block of Jefferson Avenue. He advised the Commission that this is the applicant's third request. He presented the proposed development was presented to the Commission. He gave a quick overview of the surrounding properties. He advised that the property is located in Suburban Residential of the Future Land Use Plan. He explained that a development within traditional residential areas should consist of low to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Although, different housing types may be integrated to encourage various ownership opportunities. Mr. Warren explained that zero lot line is consistent with the future land use plan and compatible with existing and permitted uses of surrounding properties. He said the proposed use would increase traffic on Jefferson Avenue due to the increase in density. He briefed the Commission on the 3 letters received in opposition.

Chair Felty stated that the notification map was misleading due to the drawn lines on the property that could cause confusion. The Commission confirmed with staff that the developer is responsible for the construction of the street. Commissioner Silvius inquired on the three previous requests. Mr. Warren gave a quick overview of previous requests.

The regular meeting recessed, and a public hearing was held.

Mitchell and Preston James the applicants stated that they wanted to address the citizen concerns and also mention all that is support of the development. He said per staff analysis, staff supports the zoning change. He said the request is consistent and compatible to the future land use plan and surrounding areas. Mr. James gave a quick overview of the previous requests and the allowable unit per acre of each request. He pointed out that the preliminary concept plan presented has not been under review. He said they are proposing single family homes and not housing rental development. The Commission inquired about the types of homes. Preston Mitchell stated they would be 3/2 single family homes, possibly 2/2.

Julie Morrison, 778 Baker Street stated her home was purchased in 1973. She stated that over five decades she has witnessed changes in the community and the consequences of being overlooked. She said they have always had a mix of housing in the neighborhood. However, over the last few years, her area of the community has gone through a rapid increase of development. Ms. Morrison stated that the surge in population has strained the drainage, public infrastructure, walk ability and safety has suffered. She added that what was once a quiet historic neighborhood of single family homes is now is overcrowded with high density. She pointed out the development at the end of Jefferson and Hwy. 46 stating it was sensible development that it is building high density homes near major roads that can handle the increase in traffic. She stated that the only vacant lot in the neighborhood should be developed responsibly. Ms. Morrison stated the developers have not contacted the neighbors as mentioned previously. She feels that a development to maximize profit is not best for the

neighborhood.

Susan Gerth, 767 Baker said the development does not meet Seguin's Mission Statement. She said that 20 houses on a three acre lot does not preserve the integrity of the neighborhood. She added that the proposed development would add crowding, increase traffic. She encouraged the Commission to not approve the request.

Andrew Morrison, 778 Baker said he read the code and spoke about allowable unit per acre and lot size. He expressed concerns with addition traffic to Jefferson Elementary. He estimated an additional 40 vehicles from the proposed development. He also stated concerned with the safety of children walking to school. Mr. Morrison said they are comfortable with R-1, R-2, Suburban Residential which fits with the neighborhood.

Franklin Hayes, 308 S. Erkel, said they are living in the Hugo and Georgia Gibson house, a State of Texas Historic Landmark. He stated that Zero Lot Line zoning is not consistent with the neighborhood and the Traditional Residential FLUP. Mr. Hayes gave a brief description of the zero lot line zoning and single family residential zoning adding that there are no other homes in the area with zero lot line parcels. He continued to quote the UDC stating that zero lot line is not compatible to the neighborhood. Mr. Haynes stated that they do not support the request and that the developer has not contacted the neighbors.

Mitchell James, the applicant stated that he wanted to clarify that they did not mention that they would contact anyone in the area. He also wanted to point out that everyone he has spoken to have stated that they would be allowed to built 15-17 homes max due to detention and other city requirements.

Staff and the Commission discussed density of the proposed units per acre and previous zoning requests. The sizes of lots was a concern in an established neighborhood.

There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Silvius, seconded by Commissioner Schievelbein, that the zoning change from Public (P) to Zero Lot Line (ZL) be recommended for denial. The motion carried by the following vote:

Nay 3 - Vice Chair Davila, Chairperson Felty, and Rizo

Aye 5 - Jones III, Pedigo, Schievelbein, Silvius, and Windle

d. [ZC 20-25](#)

Public hearing and possible action on a zoning change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Rd., Property ID: 52990, (ZC 20-25).

Shelly Jackson, Assistant Director presented the staff report. She said the undeveloped 4.630 acre tract was annexed and zoned commercial in 1999. She pointed out that the property is compatible with the surrounding land use and zoning. The property has frontage along IH-10 and Friesenhahn Road. The IH 10 frontage road is under TxDOT jurisdiction while Friesenhahn Road is maintained as a city right-of-way.

Mrs. Jackson stated that the site lies within the Commercial Corridor District of the City's Future Land Use Plan, intended for medium to large scale commercial development along highways and major thoroughfares.

Mrs. Jackson explained that the PUD zoning would allow greater flexibility by permitting a wide mix of uses. She said some uses are not typical for the area, although they may be appropriate with the support of a General Land Use Plan (GLUP). She added that all new developments must comply with the higher standards of the overlay district.

She explained that the request would incorporate the property into the adjacent PUD located adjacent to the property on the west. The property was recently acquired by NewQuest with the intent to combine the property into their larger development plan. There are no adverse impacts on surrounding properties or natural environment and no public health, safety, or welfare concerns were identified.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Pedigo, seconded by Vice Chair Davila, that the zoning change from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn R. be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

e. [25-528](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development code (UDC) Section 3.2.18 Planned Unit Development (PUD) to modify the requirements and allowances of General Land Use Plans (GLUP) in PUD Districts.

Pamela Centeno, Director of Planning and Codes, presented the proposed UDC amendments to Section 3.2.18 of the UDC, which relates to the Planned Unit Development (PUD) zoning district. She identified two proposed changes to the regulations for General Land Use Plans. The first recommended amendment is to allow GLUPs to propose modifications to the regulations in Chapter 6 in addition to Chapters 3 and 5, as is already allowed. She reminded them that Chapter 6 is the section regulating signage, which was only recently moved from the Code of Ordinances to the UDC. She noted that signs are a very big part of development, especially commercial development. For that reason, she noted that staff suggests adding Chapter 6 modifications to the GLUP section of the UDC.

Ms. Centeno stated that the second amendment is in regard to the expiration date. She reminded the Commission that the UDC states that alternative expiration dates can be approved for Limited Use Permits and Specific Use Permits. The UDC does not, however, specifically state whether an alternative expiration date can be approved for a GLUP. She stated that staff recommends amending the code to directly state that the City Council can approve an alternative expiration date for a GLUP.

The Commission inquired about whether there is a specific limit to the amount of time that can be approved. Ms. Centeno stated that it does not, but that the applicant typically requests a specified amount of time and that the Commission (and ultimately the Council) would consider whether the requested amount is a reasonable timeframe

for that specific project.

A motion was made by Commissioner Pedigo, seconded by Vice Chair Davila, that the amendments to the City of Seguin UDC Section 3.2.18 be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

f. [GLUP 01-25](#)

Public Hearing and possible action for a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located at W. IH-10 and F.M. 78, Property IDs: 53239, 53238, 52990, 136699, 128176, 129007, 128175, and 128174, (GLUP 01-25)

Pamela Centeno presented the staff report. She stated that the majority of the property was rezoned to Planned Unit Development (PUD) in 2009, but that the GLUP for the proposed mixed-use development has since expired. She also noted that the developer has purchased an additional tract at the corner of Friesenhahn Rd and IH-10, which is going through the rezoning process concurrently with this request for a new General Land Use Plan for the development.

Ms. Centeno identified the eight parcels of the Planned Unit Development on the map and noted that the GLUP proposes modifications to the land use regulations and site development standards as adopted in the Unified Development Code (UDC) in chapter 3, 5, and 6. She reminded them that only those modifications approved by City Council shall vary from the City's standard regulations.

Ms. Centeno gave an overview of the surrounding zoning districts and existing land uses adjacent to the proposed mixed-use development, describing areas of commercial and light industrial development to the south and east. She pointed out a residential neighborhood with manufactured and site-built homes to the west of the proposed development. The area to the north has a mix of commercial, agricultural-ranch, light industrial and single-family residential zoning and land uses.

Ms. Centeno stated that the Planned Unit Development is within three Future Land Use Plan (FLUP) districts- Commercial Corridor, Commerce Center, and Suburban Residential. She described the recommended land uses in each of these districts. Ms. Centeno also gave a brief description of the five areas of development proposed within the site and the flexibility of land uses proposed by the applicant for those areas. She also briefly described the applicant's proposed modifications to the UDC including an alternative expiration date for the GLUP.

The regular meeting recessed, and a public hearing was held.

The applicant, Austin Alves, who is one of the developers for this project, introduced himself and gave a brief history of the purchase of the property and the recent marketability of the site. He described how New Quest has developed their projects in other cities. He also noted that they have a drainage plan designed for the site. The Commission asked about the intent of the drill site that is reserved on the plan, which Mr. Alves explained was a protection of the mineral interests. Mr. Alves stated that they hope to begin the construction of public infrastructure before the end of the year. He mentioned that the timing of having retailers open is out into the second quarter of 2028. Mr. Alves also outlined the factors that have impacted the potential development of the site over the years, citing growth, a recession, the COVID-19

pandemic, and the sales models of retailers.

Elizabeth Morales, 508 E. Walnut, spoke during the public hearing as well. She stated that she was granted a lot on Westgate Street in the residential area adjacent to the proposed development. She inquired about how the proposed 50' buffer affected her property and whether she would lose any property due to the proposed buffer.

There being no further responses from the public, the regular meeting was reconvened for action.

Ms. Centeno addressed the resident's concern and noted that the building setback, which is the proposed buffer Ms. Morales spoke of, is from the developer's property line inward and that it would not affect the boundary of the resident's property line.

Mr. Felty asked Ms. Centeno to explain which documents they are approving as part of the General Land Use Plan (GLUP). Ms. Centeno identified the documents in their packet that are part of the GLUP. Mr. Silvius called out that light industrial could be a significant percentage of the area to be developed and stated that this is out of line with most of New Quest's other developments. He was concerned that this is not the development that the community might think it is with such a heavy potential for light industrial uses. Ms. Centeno confirmed that, as proposed, light industrial is allowed on approximately 400 acres of the site. She noted that the New Quest developments across the state have different elements like medical complexes and multi-family, based on the needs of that community. She noted that, while she can't speak for the developer, the proposal in Seguin is probably based on the market here in Seguin, which is a manufacturing community. Mr. Felty expressed concern about the amount of light industrial that is proposed to be allowed along IH-10, noting the large amount of industrial that is already existing along the IH-10 corridor. The Commissioners noted a lack of existing restaurants and businesses along IH-10 that will make people want to stop in Seguin and not just drive by. The Commission also discussed what uses are allowed as "Public" uses in Area D and the proposed order of development for the different types of land uses in the proposed areas of development. They continued their discussion on the allowance of light industrial uses in Area D.

The regular meeting was recessed, and the public hearing was reconvened to speak with the applicant about the Commission's concern.

Mr. Alves informed the Commission that their main goal is to provide retail and recreational amenities in Area D. Mr. Alves also stated that this is an industrial corridor and noted the difficulties of recruiting retail into an industrial corridor. He noted the risk of a large portion of the project sitting undeveloped. He asked that the Commission be thoughtful about the value of industrial uses and the jobs they bring. He restated their request for flexibility within the development.

Mr. Silvius noted that the community has invested money in the access road and that the City should serve the community with retail instead of light industrial along that frontage. Mr. Jones inquired about the public infrastructure that will be needed to serve the area based on industrial versus commercial uses. Michael Harney, with New Quest, briefly summarized some of the public infrastructure that is proposed for the development. Mr. Alves stated that New Quest will be bringing a City waterline across the freeway to the site at the developers' cost, which is in the best interest of the City as well.

The public hearing was closed and the regular meeting reconvened.

A discussion followed about possible conditions in Area D to limit light industrial uses along the IH-10 frontage. The Commission inquired about the dimensions of Area C, which is proposed solely for commercial uses, and whether or not staff has discretion of approval over the uses planned in Area D when they come in for development review. Ms. Centeno confirmed that staff will be required to enforce the GLUP as it is adopted, and must allow the land uses that are allowed in each area. Staff will not have the discretion to disapprove a land use that is allowed per the GLUP. The Commission discussed their responsibility to the community and the community's vested interest in the project as well as a responsibility to be inviting to developers. The Commission continued their discussion on the allowance of light industrial versus commercial (retail) in Area D.

A motion was made by Commissioner Pedigo, seconded by Commissioner Windle, that the Planning and Zoning Commission recommend approval of the General Land Use Plan (GLUP) with the condition that there be no light industrial within 1,000 feet of IH-10 in area D. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:36 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary