



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### Planning & Zoning Commission

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Tuesday, May 13, 2025

5:30 PM

Council Chambers

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#### 1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on May 13, 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:** 6 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

**Absent:** 3 - Tomas Hernandez Jr, Joseph Pedigo, and Pete Silvius

#### 3. Approval of Minutes

##### [25-280](#)

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

**A motion was made by Commissioner Davila and seconded by Commissioner Schievelbein that the Minutes of the April 8, 2025 meeting be approved . The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

#### 4. Public Hearings and Action Items

##### A. [SUP 04-25](#)

Public hearing and possible action on a Specific Use Permit request to allow a Battery Energy Storage Facility in an Industrial (I) zoning district for property located at the 1500 BLK of N. Guadalupe St., Property ID: 51234, (SUP 04-25).

*Melissa Zwicke presented the staff report. She stated that the applicant is proposing a battery energy storage system (BESS). A BESS is a type of energy storage power station that uses a group of batteries for storage. The energy is released when consumers need the power most. A BESS facility requires a specific use permit in Agricultural Ranch, Commercial, Public, Light Industrial and Industrial.*

*Ms. Zwicke stated that there are similar uses in the area. She gave a brief overview of the surrounding zoning and land uses. She said consideration should be given to the residential properties, with additional screening and buffering requirements. The*

*property is in the Traditional Residential land use which is not supportive of Regional Commercial, Light Industrial, or Heavy Industrial uses. The existing zone is not compatible with the future land use plan. However, the property and other in the direct vicinity have been zoned Industrial and Light Industrial since their initial zoning.*

*She stated that staff finds that the location of the proposed facility meets the criteria required for a Specific User Permit. In order to ensure the overall compatibility and limiting the impacts of the surrounding properties and neighborhoods, staff recommended the conditions that an opaque fence be placed along the first 150 feet of the northern property line, as well as the eastern and southern property lines, to screen the BESS from the residential use and adjacent right of ways; All driveways and parking surfaces must be paved with concrete or asphalt; that the project accounts for drainage requirements while maintaining the proposed site layout as presented as part of the SUP; landscaping is a requirement for screening and buffering, and an irrigation system is required.*

*The regular meeting recessed, and a public hearing was held. James Griffin, Grun Energy gave a presentation of a Battery Energy Storage Facility. There being no responses from the public the regular meeting reconvened for action.*

*The Commission asked about life span of the batteries, investments, location, where the energy comes from. and access to the property. Mr. Griffin provided the information and stated that an access agreement was in place with the adjacent owners. The Commission recommended that the access easement be provided.*

**A motion was made by Vice Chair Davila, seconded by Commissioner Jones III, that the SUP 04-25 be approved with conditions presented by staff and that the access agreement be provided. Action Item be approved. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**B. [ZC 13-25](#)**

Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 822 N. Austin St., Property ID 22758, (ZC 13-25)

*Kyle Warren presented the staff report. He explained that the property is mostly zoned single family residential with only .05 acres out of the .59 acres zoned commercial. The property has been zoned single family residential since the adoption of zoning. He stated that the zoning change would allow residential use by right and would bring the site into conformance for any proposed accessory structure of the existing home. The property is in the Downtown Core of the FLUP which supports Single Family Residential zoning if compatible in scale with other lots. It also follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well. The property has access off both N Austin St. and W Humphreys St.*

*The regular meeting recessed, and a public hearing was held. The applicant, Peter Blum approached the commission. Chair Felty then said that he appreciated what Mr. Blum was doing to revitalize the house at 822 N. Austin, and that was all he had for him. 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 zoning change from Commercial (C) to Single Family Residential (R-1) be recommended for approval. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**C. [PV 01-25](#)**

Public hearing and possible action on a request for a plat variance to the City of Seguin Unified Development Code Section 3.6.2 Dimensional and Development Standards - Residential District requirements for lot depth standards for lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 Replat.

*Melissa Zwicke presented the staff report. She explained that the platting of the property triggered the requirement for 5' of right-of-way dedication along W. Shelby Street and Adams Street. The required ROW dedication resulted in three out of four proposed lots falling below the one-hundred-foot minimum lot depth requirement for a typical R-1 residential lot. She further explained that Shelby and Adams Streets have an existing right-of-way width of twenty (20) and forty (40) feet, respectively. A typical residential street is fifty (50) feet. The combined twenty (20) foot dedication resulted in three of the proposed lots falling below the minimum lot depth requirements. Depth deficiencies range from .47" to 1' 2" for three of the four lots. Each of the four lots meets the requirement for lot frontage and lot area for an R-1 residential zoning. Ms. Zwicke stated that the property is compatible with the surrounding zoning and land use in the area. Staff recommended approval of the variance for the lots which will not impact any of the required development standards seen in Chapters 3 and 5 of the Unified Development Code.*

*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 Vice Chair Davila, seconded by Commissioner Rizo, that the Plat Variance to reduce the minimum residential lot depth from 100 feet to 99.53 feet and 98.8 feet for lots 2, 3, and 4 of the J. H Flores Subdivision, Block 50 Replat be approved. The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Jones III, Rizo, Schievelbein, and Windle

**5. Presentation**

**[25-302](#)**

Presentation of first quarter (Jan 1st - Mar 31) Final Plat report.

**Armando Guerrero, Planning Manager presented the 2025 First Quarterly Final Plat Submittals.**

**6. Adjournment**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:11 p.m.**

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**Patrick Felty, Chair**  
**Planning & Zoning Commission**

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**Francis Serna**  
**Recording Secretary**