



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda

Planning & Zoning Commission

Tuesday, May 12, 2026

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[26-209](#)

Approval of the Planning and Zoning Commission Minutes of the April 14, 2026 Regular Meeting.

Attachments: [04.14.26 PZ Mins. draft](#)

4. **Public Hearing and Action Items**

[SUP 03-26](#)

A public hearing and possible action on a Specific Use Permit request to allow a stand-alone parking lot in a Commercial zoned district.

Attachments: [SUP 03-26 Staff Report and Maps](#)

5. **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 6th day of May 2026 at 10:00 a.m. Said place is readily accessible to the General Public.

Francis Serna
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.



Meeting Minutes

Planning & Zoning Commission

Tuesday, April 14, 2026

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on April 14, 2026 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: 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, John Flores, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

3. Approval of Minutes

[26-150](#)

Approval of the Planning and Zoning Commission Minutes of the March 10, 2026 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Minutes be approved. The motion failed by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. [ZC 05-26](#)

Public hearing and possible action on a request for a zoning change from Commercial to Single-Family Residential 1 for the property located in the 200 block of E Weinert St. Property ID 23125, (ZC 05-26)

Brenda Joyas, Planner, presented the staff report and informed the Commission that the requested zoning change is part of a larger commercial property on two lots. The main larger lot contains a commercial venue house with 0.90 acres and the second is a vacant lot with 0.67 acres in which the rezoning would occur. Once the rezoning was approved, the property would be replatted and divided into two smaller lots for single family residential construction with 10,000 square feet left over of the 0.67 acres.

Ms. Joyas pointed out the proposed zoning was compatible with the surrounding properties She added that there is an existing curb cut and only one more would need to be constructed.

The regular meeting recessed, and a public hearing was held. Gloria Kinz, the applicant and representative presented the same course of action and answered questions by Commissioner Jones was 'if the new property lines would match the properties to the north?' to which she replied 'no, due to existing structures preventing alignment'. Another question by Commissioner Silvius was 'if the left over of the 0.67 acres divided lot would be added to the 0.90 acres of the main commercial lot?' to which she replied 'yes, the left over 10,000 square feet would be added to the remainder of the 0.90 acres commercial lot'. The regular meeting was reconvened for action

A motion was made by Commissioner Silvius, seconded by Vice Chair Davila, that the zoning change Single-Family Residential 1 be recommended for approval. The motion carried by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

b. [ZC 04-26](#)

Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for the property located south of Beechcraft Ln and Rudeloff Rd., Property ID: 52966, (ZC 04-26).

Armando Guerrero presented the staff report for the Zoning Change ZC 04-26 and the General Land Use Plan (GLUP 01-26). He stated that the applicant is requesting a zoning change and a GLUP to allow for an air park style development. Mr. Guerrero stated the proposed 26-acre tract contains its original zoning designation and is undeveloped, with no structures on the property. He said the site contains no legal street access but can be accessed through Beechcraft Ln. (a private road) via an access agreement easement.

Mr. Guerrero informed the Commission the proposed air park use is not compatible with existing and permitted uses to the west and south of the property (Hiddenbrooke Subdivision). However, a similar use and zoning exist to the east of the subject property. He pointed out the property's location within the Suburban Residential District of the City's Future Land Use Plan and stated that development within this area should consist of suburban-style single-family neighborhoods that range in housing types and densities and supporting uses.

Mr. Guerrero explained that the GLUP will be the governing document that establishes allowed uses, development requirements pertaining to setbacks, building height, landscaping, fencing, and access for the proposed use within the PUD Zoning District. He added that the GLUP will not exempt the development from fire or building code requirements, or the development process established by the City of Seguin.

Mr. Guerrero gave a brief overview of the proposed GLUP to the Commission, highlighting the development requirements being proposed in GLUP to utilize the property for aviation use and storage. He added that two letters of opposition were received for both requests. The letters noted concerns of potential commercial or residential on the property. Mr. Guerrero explained that both residential or commercial are not allowed uses per the General Land Use Plan.

The Commission inquired about the allowed use of the GLUP, landscaping, development sequencing for the property, utilities, access to the lots for the property, and fencing height.

Mr. Guerrero informed the Commission of the landscaping requirements and noted that there is a potential for change if the federal government requires a limitation on trees within an aviation area.

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

Gloria Kinz, representing the applicant addressed the Commission and noted that what is being proposed is similar to what is being done to the east of the property and understands the need for extending water and sewer for the proposed use. Ms. Kinz noted that the 22 lots shown is a depiction of the maximum that could be done and stated that the plan is to plant slower growing Texas native trees to not impact aviation use.

The Commission inquired about lighting at the site and the areas adjacent to the future residential homes.

Ms. Kinz noted the areas that are adjacent to the future residential will have a drainage area, and touched on the lighting that will be provided at the site.

The Commission inquired about the proposed 22 lots shown in the GLUP. Ms. Kinz stated that the 22 proposed lots may be reduced but will not be increased.

The Commission closed the public hearing and reconvened the regular meeting.

Vice-Chair Davila noted that a condition be added to the GLUP to change minimum height of fencing to eight (8) feet.

The Commission touched on lighting and requirements. Staff noted that chapter 5 of Unified Development Code (UDC) addressed lighting requirements.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Silvius that the zoning change (ZC 04-26) from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for property south of Beechcraft Ln. & Rudeloff Rd. be recommended for approval. The motion carried by a unanimous vote.

c. [GLUP 01-26](#)

Public hearing and possible action for a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (GLUP 01-26)

A motion was made by Vice-Chair Davila, seconded by Commissioner Hernandez that the General Land Use Plan (GLUP) be recommended for approval with the condition that the fence height be a minimum of eight (8) feet in height for property located south of Beechcraft Ln. & Rudeloff Rd. The motion carried by a unanimous vote.

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:18 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary



PLANNING & CODES

SUP 03-26
601 E. Gonzales St.
Specific Use Permit

Applicant:

Brian Powers
Build Smart Const. Serv
219 Elmwood Dr
New Braunfels, TX 78130

Property Owner:

Hays Foot & Ankle Surgical
Associates PLLC; Jeff Henke
135 Burton Creek Rd. Ste.300
Kyle, TX 78640

Property Address/Location:

601 E. Gonzales St.

Legal Description:

Lot A1 NW 75.5 x 88.5
of Blk 457 Addn: Acre
Property ID: 13737

Lot Size/Project Area:

0.11 AC.

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: April 30, 2026
Published: April 26, 2026

Comments Received:

None at the time of
publication

Staff Review:

Brenda Joyas, CNU-A
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST:

A Specific Use Permit request to allow a stand-alone parking lot in a Commercial zoned district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial empty lot
N of Property	R-1	Single Family Residential
S of Property	C	House structure to be used as office
E of Property	C	Single Family Residential
W of Property	C	Commercial Offices

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow an extension of a parking lot from the lot south of the subject property. The property is zoned Commercial (C). The proposed parking lot use is allowed at this location with the approval of a Specific Use Permit and may be subject to conditions for the use to limit any potential impact to properties in the vicinity.

The requested use would be a continuation of a parking lot that will be placed at the lot south of the subject property along with an office that will inhabit the existing house on the lot.

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Conditions:

1. Screening of parking facing home on Gonzales street with 6 foot fence.
2. Transferable SUP to keep required parking for business on Court St, on south lot.
3. Stand alone parking lot to stay with parking lot for business on south lot.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The site consists of an empty lot that will contain part of a parking lot that will start in the lot south of the subject property along with an office. No additional buildings at this location are being proposed for the use.

CODE REQUIREMENTS: The applicant is requesting to utilize part of the subject property to complete the parking lot being built on the lot south to the subject property and is fulfilling the requirement of a Specific Use Permit to allow it.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING: The site is located within block 457 that is completely commercially zoned. Some lots have offices and businesses and others have single family residential homes on them. The property to the east is currently a single family home. The property to the west is another block that is commercially zoned with an office. The property to the south is commercially zoned with a single family residential home that is being converted to an office. The property to the north is an R-1 single-family residential home.

COMPREHENSIVE PLAN: The Comprehensive Plan proposed to have development located on arterial roadways connecting Seguin to surrounding towns and metropolitan areas. The property is in the Commercial zoning one lot away from E Court St that the city's FLUP has under Traditional Residential.

The Traditional Residential classification encompasses the residential development surrounding Seguin's Downtown area with an eclectic character and neighborhood design that has evolved over the years. This area connects the more traditional grid pattern of the Downtown area to a more curvilinear, suburban-style development with various homes and lot sizes based on the era of construction. New residential development within this area should be evaluated site-by-site to prevent incompatible scaling and density.

Neighborhood-scaled commercial services should be located along the major thoroughfares to support a walkable, mixed-use environment. High-density residential uses can be appropriate at the scale of neighboring developments, and vacant tracts should utilize compatible design criteria with nearby buildings.

HEALTH, SAFETY, AND GENERAL WELFARE: No health or safety issues have been identified; however, the use may increase the vehicular traffic within the area.

PARKING: The lot will contain only 6 new parking spots that connect to the parking lot being built on the lot south to subject property.

STREET FRONTAGE & ACCESS: The property fronts E. Gonzales St. and corners N. San Marcos St. and access will be taken from the lot south of the subject property into N. San Marcos St.

E Gonzales St

E Gon

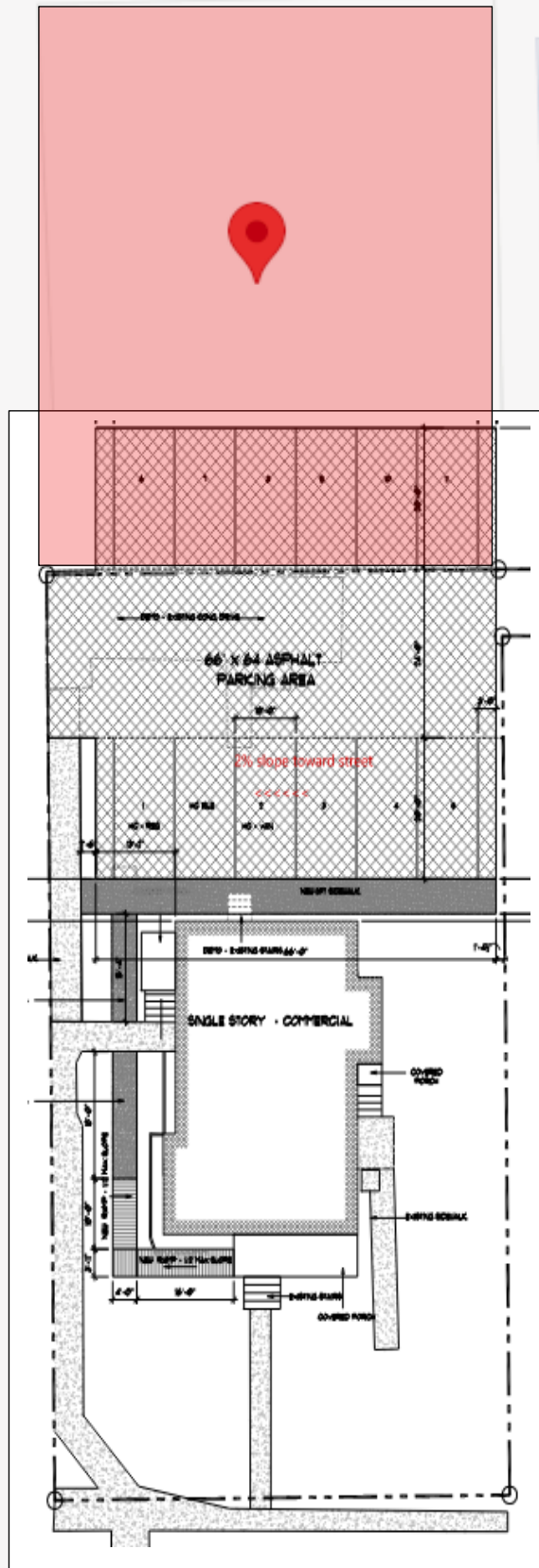
N San Marcos St

N San Marcos St

N San Marcos St

N San Marcos St

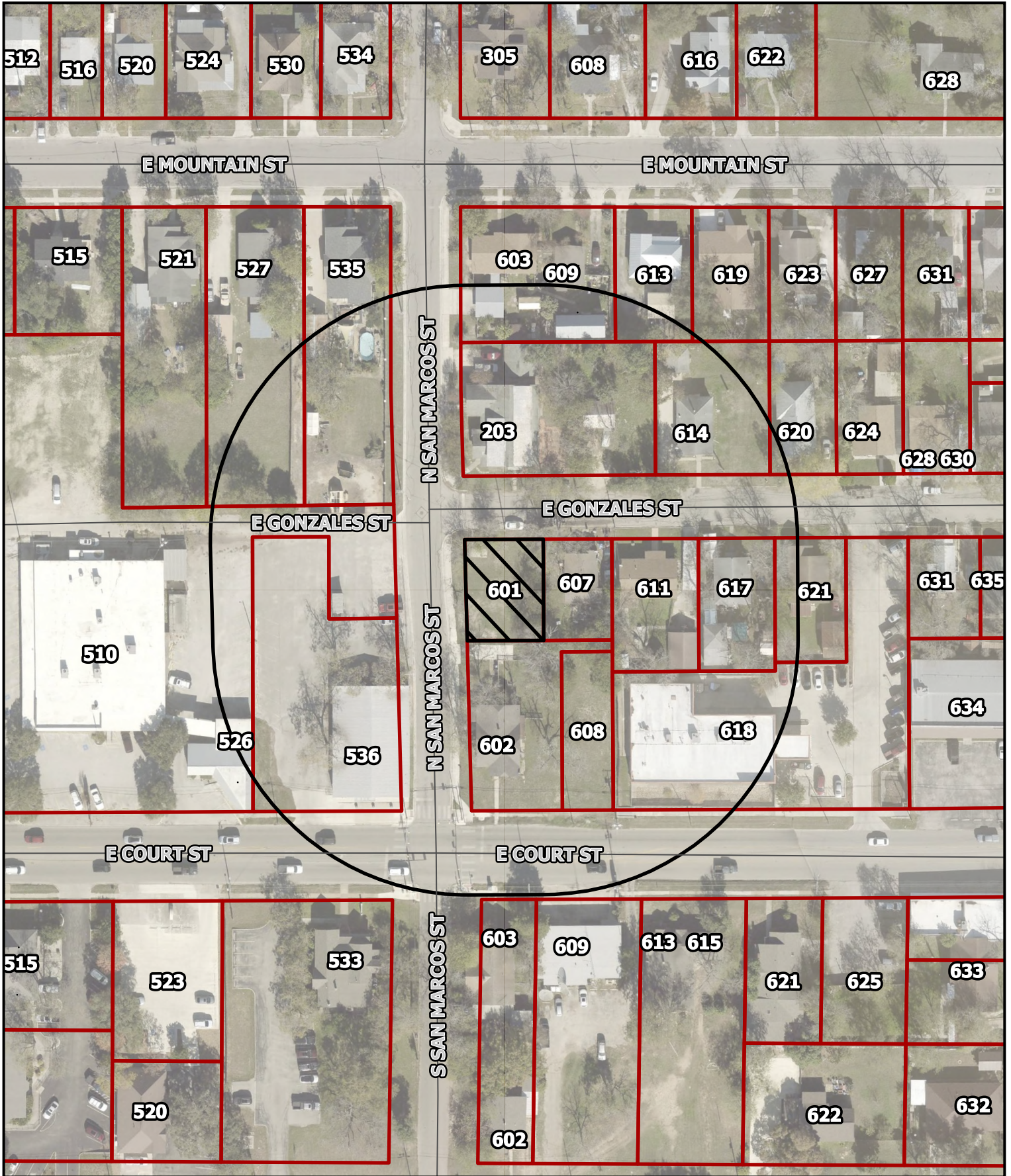
607



Google Maps

LOCATION MAP

SUP 03-26 601 E Gonzales St.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

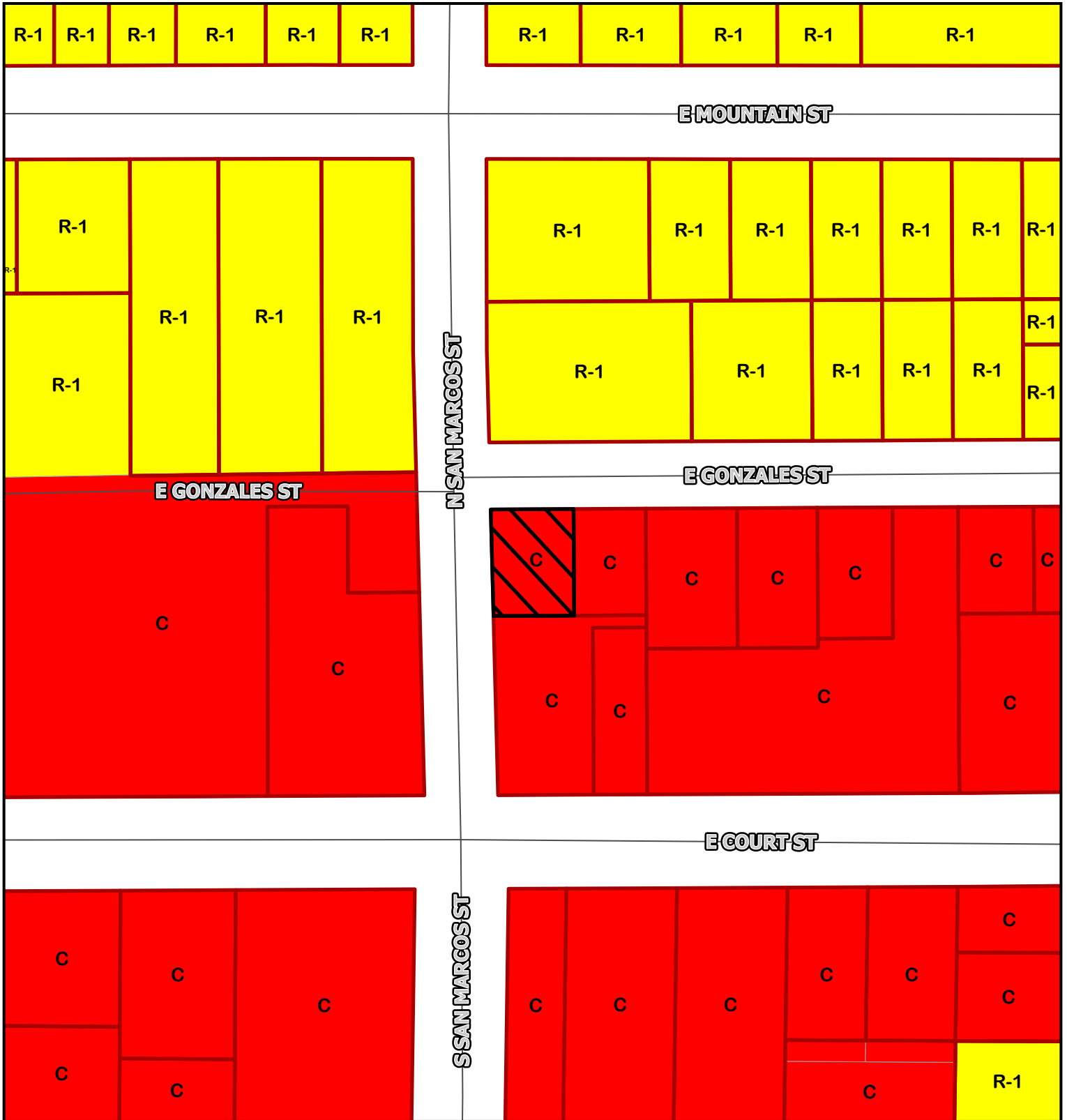
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 100 feet

Printed: 4/24/2026

ZONING MAP

SUP 03-26 601 E Gonzales St.



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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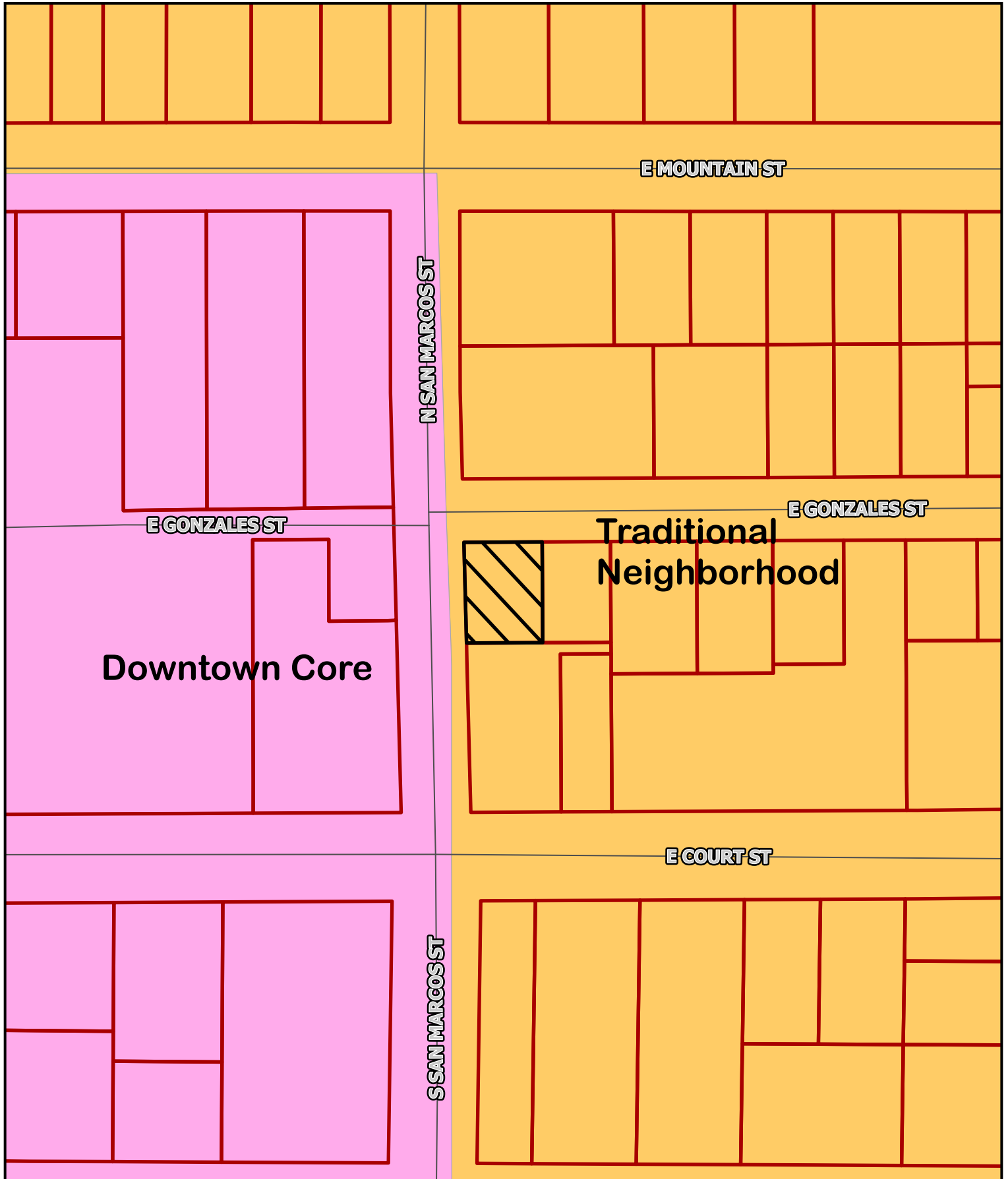
Site Location



Parcel

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Site Location



Parcel

1 inch = 100 feet

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