



## Meeting Minutes

### Planning & Zoning Commission

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Tuesday, March 11, 2025

5:30 PM

Council Chambers

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#### Public

#### 1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on March 11, 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, Tomas Hernandez Jr, Bobby Jones III, Joseph Pedigo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

**Absent:** 1 - Yesenia Rizo

#### 3. Approval of Minutes

##### [25-142](#)

Approval of the Planning and Zoning Commission Minutes of the February 11, 2025 Regular Meeting.

##### Indexes:

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the February 11, 2025 Planning & Zoning Commission Meeting Minutes be approved. The motion carried by a unanimous vote.

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

#### 4. Public Hearings & Action Items

##### [SUP 01-25](#)

Public hearing and possible action on a request for a Specific Use Permit for Auto Servicing in the Downtown Historic District for the property located at 420 N. Austin St., Property ID: 13522, (SUP 01-25)

##### Indexes:

Kyle Warren presented the staff report. He stated that the applicant is proposing an auto repair and service operation for window tinting in the Downtown Historic District. The business will operate on the back of the Weyel Building facing Camp St. The stated that auto servicing is permitted in the Downtown Historic District with an approved Specific Use Permit (SUP). In addition, no work will be allowed outdoors and

there are no parking requirements in the Downtown Historic District. Mr. Warren stated that the request is compatible with the surrounding land uses and zoning. He stated that the property is in the Downtown Core Future Land Use Plan. He explained that properties in the Downtown Core should have small to no front setback and occupy most of the lot to encourage density, walk ability, and strong fiscal performance. Centralized parking will discourage sprawling individual lots and increase visual presence along each block. He said noise and vibration could be a possible concern. Staff recommended approval with the conditions that no outside storage/parking of any vehicles that have been serviced in the city right of way; bay doors must remain closed; the hours of operation be Monday through Friday, 8:30 am - 6:00 pm and Saturday 8:30 am - 3:00 pm; operation is limited to window tinting and car audio installation. No letters in support or opposition were received. Mr. Warren stated the only possible issue would be vibration from the audio testing.

The Commission asked about the fumes from removal of the window tinting and signs on Austin Street.

The regular meeting recessed, and a public hearing was held. Andrew Salazar, 420 N. Austin addressed the question regarding fumes. He said they use a streamer and there will not be any use of hazardous materials. Mr. Salazar stated there will not be any signs on Austin Street. He said the building will be off of Camp Street. Chair Felty asked they will have any advertising signs. Mr. Salazar stated there will be one on Camp and one on Austin Street. The bays are off of Camp Street and business will be by appointment only. Commissioner Davila suggested amending one of the conditions to read No outside storage/parking of any vehicles that are scheduled for or have been serviced in the city right of way. There being no additional responses from the public the regular meeting reconvened for action.

**A motion was made by Vice Chair Davila, seconded by Commission Schievelbein, that SUP 01-25 be approved with conditions stated by staff and the amendment to the conditioned that No outside "any vehicles that are scheduled or have been serviced" in the city right of way.**

**The motion carried by the following vote:**

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

### [SUP 02-25](#)

Public hearing and possible action on a request for a Specific Use Permit to allow for an automotive collision and restoration facility in commercial zoning located at 417 N. Camp St., Property ID: 13519 (SUP 02-25)

#### Indexes:

Melissa Zwicke, Planner presented the staff report. She stated that the applicant is proposing to use the site for an automotive collision and restoration facility. She explained that the applicant is proposing a paint booth, mixing room, and an office within the shop. She stated the dimensions of the garage area are approximately 3,910 sq.ft. and the covered area is approximately 1,740 sq.ft. that the business will utilize. The applicant is proposing 2-4 employees with the hours of operation Monday through Saturday from 8 am to 5 pm. Ms. Zwicke pointed out the existing 7-foot tall wooden privacy fence on the south side of the property and a partial wooden fence on the north side. The applicant is proposing to completely fence off the parking behind the service area. She added that the property was formerly VA Electric Contractors. The property has also had three other auto repair shops at the location; all received an approved Specific Use Permit (SUP) with conditions to operate.

*She pointed that the UDC requires an approved SUP for an auto repair shop to operate in the Downtown Historic District. The UDC also requires the screening of activities from the public right-of-way and adjacent to single and two-family residential uses. The number of vehicles that can be stored overnight, storage of wrecked vehicles or dismantled vehicles, and the maximum number of days a vehicle can be stored on the property.*

*Ms. Zwicke stated the zoning and land use is compatible with the surrounding uses. The property is in the Town Core Community District which encourages economic revitalization and strategic development while providing direction for appropriate land use that will enhance the character of the downtown area.*

*She stated that the location of the proposed development meets the criteria required for the approval of a Specific Use Permit with the conditions that -Screening will comply with the 6 ft privacy fencing/screening around the entire perimeter of the site as recommended by City Staff; As required by UDC, no vehicle retained for repairs may be stored for more than sixty (60) days from the date the vehicle is accepted for repairs; Public streets or any portion of the City ROW may not be used at any time for storage or parking of cars being kept for repairs; The area between the fence and the garage should be free of trash and vehicle parts; All work shall be conducted within the enclosed structure (the garage); Trash receptors and collection bins shall be screened from public view; Vehicles awaiting repair shall be stored in, or behind the main structure, or otherwise screened from view from the public ROW of all four surrounding streets. Screening shall meet city standards; At the close of business, all vehicles kept on site must be screened from public view; All waste oil or petroleum storage equipment, facilities, parts and supplies storage including barrels shall be kept and screened from public view; No more than two vehicles per bay or repair/inspection station that have been accepted for repairs by the repair, paint or body shop may be stored/parked outside after regular business hours; All wrecked or dismantled vehicles must be stored in an enclosed building or completely enclosed behind a minimum six-foot solid screening fence and Bay doors fronting N. Camp St. shall remain closed during business hours. She advised that no letters of opposition or in support were received.*

*The Commission briefly discussed business hours and HVAC system.*

*The regular meeting recessed, and a public hearing was held. Victor Magallanes, applicant, 621 N. Austin was available for questions. The Commission asked about noise, fume and fire suppression. Mr. Magallanez stated that there will not be loud banging noises due to modern technology that will be in use. He stated that the painting chemicals are stored in the paint mixing room with fire suppression by State and City Ordinance. he explained that the fumes are OSHA regulated. The Commission asked about the bays for circulation. Mr. Magallanez stated that the two bays facing Camp will be closed and the two doors facing the yard will remain open. There being no responses from the public the regular meeting reconvened for action.*

*The Commission discussed including the hours of operation in the conditions and suggested amending the hours of operation from 8 am to 6 pm. Mr. Magallanes stated that working hours are 8-5 but the extra hour would allow clients to pick up vehicles after they get off work.*

**A motion was made by Vice Chair Davila, seconded by Commission Jones, that SUP 02-25 be approved with the conditions provided by staff and include the business hours are limited to Monday through Saturday, 8 am to 6 pm. The**

**motion carried by the following vote:**

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

[ZC 02-25](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) for the property located at 805 N. Olive St., Property ID: 16480, (ZC 02-25)

**Indexes:**

*Melisa Zwicke presented the staff report. She stated that the applicant is requesting to rezone the lot to Duplex High Density (DP-2) in order to build a duplex. The property is lot 21 in the Blumberg Subdivision, which was platted in 1912. The lot has its original zoning from 1989.*

*Ms. Zwicke added that the lot is in an established neighborhood, with most of the properties being zoned Single Family Residential. Ms. Zwicke pointed out that there are at least 6 existing non-conforming duplexes in the area as well as four other properties zoned DP-1.*

*Ms. Zwicke stated that the property meets the criteria for a zone change request. The future land use plan puts much of the area in the Traditional Residential District of the FLUP. Traditional Residential zoning is supportive of a range of housing types and densities, including duplexes. The property is compatible with other land uses and zoning in the area which follows a logical and orderly pattern, given the other non-conforming and conforming duplexes in the area. There are no adverse impacts, public health, or safety concerns identified for the property.*

*Ms. Zwicke stated that the property also meets the standard minimum lot frontage and minimum lot depth required for Duplex (DP-2) zoning. She explained that the lot frontage of 70 feet restricts the number of units that can be placed on the property to two units, which is one duplex. The off-street parking requirements are two parking spaces for each dwelling. Therefore, four parking spaces will be required for one duplex.*

*She advised the Commission that staff received 5 letters of opposition to the request. All the letters stated that they did not feel duplex zoning is compatible with the area. They are concerned that property owners of other vacant lots in the area may consider duplex zoning as well. They also felt that the integrity of the roads and drainage could be compromised. Ms. Zwicke verified that duplex zoning is compatible with the current surrounding land uses as well as the FLUP. She pointed out that the traffic generated from DP-2 zoning will not have a significant impact on the street, nor will the drainage. She said the DP-2 standards allow for a maximum of 60% impervious cover, which is the same allowable amount for Single Family Residential.*

*The Commission asked about the facade of the duplex and if it was in the Historical District. The Commission also asked how many vacant lots are in the area.*

*The regular meeting recessed, and a public hearing was held. The property owners, Paul and Rachel Reese, were present. They stated that they would like to build a duplex to live in and possibly rent the other unit or keep it open for visiting family.*

*Henry Deangelis, 922 E. Humphreys St. stated he opposes the request because he*

*feels a duplex or rental would not be compatible in the area. Kenny Smith, 766 N. Olive St., opposes the request because he also feels that a duplex would not be compatible with the area.*

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

**A motion was made by Commissioner Pedigo, seconded by Commissioner Hernandez, that the zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) be recommended for approval. The motion carried by the following vote:**

**Nay** 1 - Jones III

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Schievelbein, Silvius, and Windle

#### [ZC 04-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) and Single-Family Residential (R-1) to Neighborhood Commercial (NC) zoning for the property located 905 W. Court St., Property ID: 46106, (ZC 04-25)

#### **Indexes:**

*Kyle Warren presented the staff report. He said that the applicant is proposing to bring the existing use of a single-family residence into conformity, while still having the ability to convert the property to commercial use in the future. The zone change would also unify a lot that is currently split zoned Commercial and Single-Family Residential. He explained that the property is a 1.42-acre lot surrounded by single family residential and commercial zoning types. The property is in the Traditional Neighborhood of the FLUP which supports Neighborhood Commercial zoning. The access to the property is at the intersection of Court Street and Short Avenue. No health, safety or general welfare issues were identified.*

*Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well.*

*No public comment letters received in favor or against.*

*Commissioner Felty asked if the applicant could do an apartment on the second floor of the existing house, if it were to change to commercial use. Mr. Warren stated they could but would need to meet the building and fire code if done.*

*Commissioner Silvius asked for clarification on what the applicant would need to do if they were to build an accessory dwelling in Neighborhood Commercial zoning. Mr. Warren responded that a Specific Use Permit would be required if the applicant were to do an accessory dwelling, which would also need the Planning and Zoning Commission's approval.*

*The regular meeting recessed, and a public hearing was held. The applicant, Yvonne Sifuentes stated that she is requesting a zone change to allow for a martial arts training studio. She said she would also like to live on the property as well, and knew she would need to come back to the Planning and Zoning Commission for a SUP for an accessory dwelling. 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 Jones III, that the zoning change to Neighborhood Commercial (NC) be recommended for approval. The motion carried by the following vote:**

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

## [25-153](#)

Public Hearing and possible action on the proposed addition of Chapter 6-Sign Regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances.

### Indexes:

*Pamela Centeno, Director of Planning & Codes presented the proposed addition of Chapter 6 to the UDC sign Regulations. She pointed out the sign regulations were drafted based on the input received and a copy of the proposed regulations were posted on the City's website following the February 11th Planning & Zoning Commission meeting. She stated that staff has made a few minor revisions and has added photographs of signs to the draft. Staff asked the Commission for approval the proposed addition of Chapter 6 to the Unified Development Code so the ordinance can be prepared for City Council consideration.*

*The Commission and staff discussed the specific regulations for permanent and temporary signs as well as the regulations for signs in the Downtown Historic District. The Commission suggested minor edits to the temporary signs in the Downtown Historic District, specifically the number of temporary signs allowed and the size of real estate signs.*

*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 Silvius, seconded by Commissioner Pedigo, that the addition of Chapter 6 Signs regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances with staff recommendations and changing the number of decorative signs allowed to 1 per 100' of frontage for commercial zoned lots and one per lot for all other zoning districts; changing "pennant" flags to "feather" flags in the chart for temporary signs in the Downtown Historic District; allowing one sign per business /tenant for banners, inflatable, feather flags, and portable signs in the Downtown Historic District; and increasing the maximum size of real estate signs in the Downtown Historic District from 15 sq. ft. to 16 sq. ft. be recommended for approval. The motion carried by the following vote:**

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

5. **Adjournment**

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:27 p.m.

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Patrick Felty, Chair  
Planning & Zoning Commission

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Francis Serna  
Recording Secretary