



Meeting Minutes

Planning & Zoning Commission

Tuesday, February 13, 2024

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Planning Commission met in a Regular Meeting on January 9, 2024 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair DePalermo presiding over the meeting.

2. Roll Call

Present: 7 - Vice Chair Patrick Felty, Eddie Davila, Chairperson Troy DePalermo, Joseph Pedigo, Bobby Jones III, Yesenia Rizo, and Wayne Windle
Absent: 2 - Steven Berger, and Kelly Schievelbein

3. Approval of Minutes

[24-060](#)

Approval of the Planning and Zoning Commission Minutes of January 9, 2024 meeting.

Indexes:

A motion was made by Commissioner Davila, seconded by Commissioner Jones III, that the Minutes be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Jones III, Rizo, andWindle

4. Consent Agenda

[PC0124-0035](#)

Possible action on a request for a final plat of Arroyo Ranch Phase VII, property ID 190265 (PC-0124-0035)

Indexes:

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

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Jones III, Rizo, andWindle

5. Public Hearings & Action Items

a. [ZC 01-24](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Commercial (C) for property located at 214 Preston Drive, Property ID: 59405, (ZC 01-24)

Indexes:

Melissa Zwicke, Planner presented the staff report. She stated the applicant is proposing to rezone the .5 acre lot to Commercial. The property has been used since 1985 as commercial, predating the implementation of zoning of 1989. The applicant wishes to rezone the property to match the use and to preserve the right to build if any damages are incurred on the property.

Ms. Zwicke stated that the request is compatible with surrounding land uses and zoning. She gave a brief overview of the surrounding uses. The property is in the Local Commercial District of the Future Land Use Plan which recommends commercial zoning. There were no health, safety, or general welfare issues identified and the property has frontage and access on Preston Drive.

Ms. Zwicke informed the Commission that two letters of opposition were received with concerns regarding increased traffic, commercial use will be dangerous to the neighborhood, and Preston Drive is too narrow for Commercial uses.

The regular meeting recessed, and a public hearing was held. Dale Stollewerk, owner said the purpose of the zoning change is for the use to fit the zoning. He plans to sell the property and storage business. There will be no changes to the property by the new owners. There being no responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Davila, seconded by Commissioner Pedigo, that the Zoning Change from Single Family Residential (R-1) to Commercial (C) be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Jones III, Rizo, and Windle

b. [24-043](#)

Public Hearing and possible action to the City of Seguin's Code of Ordinance Chapter 54 (Floods), being presented to the Planning and Zoning Commission for informational purposes. - Jennifer Shortess, PE-Assistant Director of Engineering.

Indexes:

Jennifer Shortess, Assistant Director of Engineering & Capital Projects presented various proposed amendments to the Code of Ordinance Chapter 54 (Floods). She said the amendments proposed are to establish the areas of special flood hazard and requirements concerning the lower floor elevation of residential and nonresidential construction to a minimum of two feet above the base flood elevation. She informed the Commission to avoid suspension from the National Flood Insurance Program (NFIP), FEMA requires adoption of revised Flood Insurance Rate Map (FIRM) for

Guadalupe County and incorporated areas, including the City of Seguin, and Flood Insurance Study (FIS) effective March, 2024. She added with approval by the Commission and Council the City will be on track with FEMA requirements. Ms. Shortess added that increasing the level above base flood elevations to which a residential and nonresidential structure is constructed are consistent with the area standards and provide increased standards and requirements for floodplain protection and flood hazard mitigation.

The Commission asked if the flood maps include the ETJ, previous changes that were approved, wording related to RV's and discussed increasing the level above base flood elevations.

Jennifer Shortess stated that the flood maps include Guadalupe County and all maps are on the FEMA website. Melissa Reynolds advised the Commission that previous amendments discussed have not been approved. Jennifer Shortess stated that Section 54-30 cleans up the RV use that meet the requirement.

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 Davila, seconded by Commissioner Rizo, that amendments to Chapter 54 (Floods) be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Jones III, Rizo, and Windle

6. Public Hearing & Discussion

[24-082](#)

Public hearing and discussion on potential amendments to the City of Seguin's Unified Development Code Sections 3.3.5.J.3 - Downtown Historic District Site Development Requirements & 3.6.2 Lot Standards, to create exceptions to building setbacks and lot requirements for properties located within the Downtown Historic District.

Indexes:

Pamela Centeno, Director of Planning and Codes presented the potential amendments to the requirements for building setbacks for properties in the Downtown Historic District. She explained that downtown is unlike other commercial areas in Seguin. She gave an overview of the downtown area. She added that the current regulations only allow a different front setback, with the side and rear setbacks based on the standing zoning district which have resulted in numerous variances throughout the years. She said staff had researched ordinances in other Texas cities and has found that most cities have detailed ordinances that create unique exceptions for downtown properties. Staff will present options for code amendments that will encourage a more walkable and vibrant downtown district. She asked the Commission for input in order to draft amendments that will accomplish the goals of the community.

The Commission touched on safety, height regulations, sub districts, impervious cover and drainage. The Commission asked staff to provide some input on sample cities similar to the city and what they do for their cities.

7. **Adjournment**

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6.27 p.m.

Troy DePalermo, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary