



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda

### City Council

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Tuesday, September 1, 2015

5:30 PM

Council Chambers

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1. **Call to Order**
2. **Invocation - Council Member Donna Dodgen**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
5. **Hearing of Residents:**  
**Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting.**
6. **Presentation**
  - a. [15-266](#)  
Certificate of Recognition honoring Henry Chavez upon his retirement - Mayor Don Keil  
**Attachments:** [Henry Chavez 090115](#)
7. **Consent Agenda**
  - a. [15-276](#)  
City Council Minutes 8-18-2015 REGULAR  
**Attachments:** [City Council Minutes 8-18-2015 REGULAR](#)
8. **Action Items - Discussion and Possible Motion to Approve**

**a.**      [ZC 15-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Neighborhood Commercial, Public, and Single-Family Residential for properties located in an area along N. King, E. Seideman, and E. Kingsbury where properties were zoned Pre-Development in 1989, approx. 41.68 acres, Group 3A (ZC 15-15) - Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 15\\_15](#)  
[ZC 15-15 Commission and Staff Report](#)  
[ZC 15-15 Ordinance \(Group 3A\)](#)  
[ZC1515 ExhibitA\\_CC](#)  
[ZC1515 Exhibit B\\_List](#)

**b.**      [ZC 16-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Mixed Use to Multi-Family 1, Multi-Family 2, Neighborhood Commercial, and Single-Family Residential for properties located in an area west along N. and S. King St. where properties were zoned Mixed in 1989, approx. 11.28 acres, Group 3B (ZC 16-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 16\\_15](#)  
[ZC 16-15 Commission and Staff Report](#)  
[ZC 16-15 Ordinance \(Group 3B\)](#)  
[ZC1615 ExhibitA\\_CC](#)  
[ZC1615 Exhibit B\\_List](#)

**c.**      [ZC 17-15](#)

Public Hearing and Ordinance on first reading to consider Zoning Changes from Pre-Development to Agricultural Ranch, Commercial, Single-Family Residential, and Suburban-Residential for properties located in an area along SH 123 Bypass S. and Severn Dr. where properties were zoned Pre-Development during the 1993 annexation, approx. 117.67 acres, Group 3C (ZC 17-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 17\\_15](#)  
[ZC 17-15 Commission and Staff Report](#)  
[ZC 17-15 Ordinance \(Group 3C\)](#)  
[ZC1715 ExhibitA\\_CC](#)  
[ZC1715 Exhibit B\\_List](#)

**d.**      [ZC 18-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Commercial and Single-Family Residential to Neighborhood Commercial for the property located at 1411 N. Austin St., Lot 3, Block 305, Farm Addition, approx. 0.5211 acres, Property ID 23215 (ZC 18-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 18\\_15](#)  
[ZC 18-15 Commission and Staff Report](#)  
[ZC 18-15 Ordinance](#)  
[ZC1815 ExhibitA CC](#)

**e.**      [ZC 19-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Multi-Family 3 to Single-Family Residential for the property located between State Hwy 46 N. and Huber Rd., Portion of Abstract 11, JD Clements Survey, approx. 11.9 acres, Property ID 52883 (ZC 19-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 19\\_15](#)  
[ZC 19-15 Commission and Staff Report](#)  
[ZC 19-15 Ordinance](#)  
[ZC1915 ExhibitA CC](#)

**f.**      [ZC 20-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Pre-Development to Commercial and Duplex-2 for the property located at 1505 Lucille St., Abstract 35, John Sowell Survey, approx. 3.79 acres, Property ID 59384 (ZC 20-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 20\\_15](#)  
[ZC 20-15 Commission and Staff Report](#)  
[ZC 20-15 Ordinance](#)  
[ZC2015 ExhibitA CC](#)

**g.**      [ZC 21-15](#)

Public Hearing and Ordinance on first reading to consider a Zoning Change request from Single-Family Residential to Agricultural-Ranch for the property located at 402 Springs St., Lots 6-9, Blk 8; Lots 5-10, Blk 9; Lots 1-10, Blk 10, Spring Hill Addition #2, approx. 11.64 acres, Property ID's 42333, 42341, 42342 (ZC 21-15)- Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo ZC 21-15](#)  
[ZC 21-15 Commission and Staff Report](#)  
[ZC 21-15 Ordinance](#)  
[ZC2115 ExhibitA CC](#)

**h.**      [15-275](#)

Ordinance on first reading annexing approximately 135.595 acres located on Rudeloff Rd into the City of Seguin as petitioned by the property landowner; property is more fully described as being a portion of Property ID 55289, located in Abstract 20, A M Esnaurizar Survey, Guadalupe County, Texas (VAN-08-24-15) - Pamela Centeno, Director of Planning and Codes

**Attachments:**    [Staff Memo VAN 08\\_24\\_15](#)  
[Landowner Request Letter](#)  
[VAN 08\\_24\\_2015 Ordinance](#)  
[VAN 08\\_24\\_15 Exhibit](#)

**i.**      [15-242](#)

Public Hearing and Ordinance on first reading amending Sections 2.4.5 (Zoning Change General Process), 3.4.3 (Land Use Matrix), and 3.5.3 (Limited Uses Development Standards) of the Seguin Unified Development Code; providing for a Severability Clause; providing for publication and an effective date; providing for an effective date; and authorizing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances - Pamela Centeno, Director of Planning and Codes

**Attachments:**    [CC Memo \\_UDC Amendments Sept 2015](#)  
[Commission Final Report](#)  
[Ordinance UDC Amendments Sept\\_2015](#)

**j.**      [15-267](#)

Public Hearing on FY2016 Budgets - Susan Caddell, Director, Director of Finance

k. [15-268](#)

Ordinance on first reading adopting the 2015-2016 fiscal year General Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Budget ordinances memo](#)  
[General Fund 2016](#)

l. [15-270](#)

Ordinance on first reading adopting the 2015-2016 fiscal year Debt Service Funds Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Debt Service Fund 2016](#)

m. [15-269](#)

Ordinance on first reading adopting the 2015-2016 fiscal year Utility Fund Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Utility Fund 2016](#)

n. [15-271](#)

Ordinance on first reading adopting the 2015-2016 fiscal year Special Revenue and Fiduciary Funds Budget and making appropriation in accordance with said budget for the period beginning the first day of October 2015 and ending the last day of September 2016; appropriating money to a sinking fund to pay interest and principal due on the City's indebtedness; fixing the authorized number of employees; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Special Revenue 2016](#)

o. [15-274](#)

Ordinance on first reading levying a tax rate of \$0.5256 per \$100 valuation for the City of Seguin for the Tax year 2015; providing for the effective date of this ordinance; and providing for the publication of this ordinance - Susan Caddell, Director of Finance

**Attachments:** [Tax Ordinance-2015](#)

p. [15-272](#)

Resolution authorizing the City Manager to execute an Engagement Letter for audit services for fiscal year ended September 30, 2015 with Armstrong, Vaughan & Associates, PC - Susan Caddell, Director of Finance

**Attachments:** [Memo to City Council 2015](#)

[Evaluation 2015](#)

[Audit Engagment](#)

[Engagement letter - 2015 City](#)

q. [15-265](#)

Resolution of the City Council of Seguin, Texas authorizing the City Manager to execute a professional services agreement with the Guadalupe County Children's Advocacy Center for services rendered to the Seguin Police Department; and declaring an effective date - Kevin Kelso, Police Chief

**Attachments:** [15-043 Professional Services Agreement with Guadalupe County Children's Ad](#)

[Resolution Approving Child Advocacy 2015 Agreement](#)

[Guadalupe County Children's Advocacy Center -2015](#)

r. [15-273](#)

Resolution nominating a candidate to the Guadalupe Appraisal District for Election to the Board of Directors - Mayor Don Keil

**Attachments:** [Council.Appraisal District Nominee](#)

[GuadalupeAppraisalDistrictLtr](#)

[Resolution Appraisal Dist Nominee.2015](#)

s. [15-278](#)

Resolution authorizing the City Manager to execute a change order to the River-San Marcos-Heideke (RSMH) Phase I Project contract with Jordan Foster in the amount of \$\_\_\_\_\_ - Jose (Joe) R. Ramos, Jr., P.E., City Engineer

**Attachments:** [cc08272015](#)

[Resolution approving change order 10 for the RMSH Project](#)

**9. Acknowledgment of Bills**a. [15-279](#)

Check Report - 8/11/2015 throught 8/25/2015

**Attachments:** [Check Report \(7\)](#)

**10. Executive Session**

*In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:*

**a. [13-048](#)**

Deliberation regarding Real Property in accordance with Section 551.071 and 551.072 - Doug Faseler, City Manager

**11. Adjournment****CERTIFICATE**

I certify that the above notice of meeting was posted in the display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 27th day of August 2015 at 4:30 p.m.

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**Naomi Manski**  
**City Manager's Office**

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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.