



Meeting Minutes

Planning & Zoning Commission

Tuesday, March 10, 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 March 10, 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: 7 - Vice Chair Eddie Davila, Chairperson Patrick Felty, John Flores, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, and Kelly Schievelbein
Absent: 2 - Pete Silvius, and Wayne Windle

3. Approval of Minutes

[26-072](#)

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

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Minutes of the February 10, 2026 Meeting be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

4. Public Hearing and Action Items

a. [SUP 01-26](#)

Public Hearing and possible action for a Specific Use Permit to allow a single-family residence in a Commercial Zoned District for property located at 817 W. Court St., Property ID 167193 (SUP 01-26)

Brenda Joyas, Planner, presented the staff report. She stated that the applicant is requesting a Specific Use Permit to use an existing single family residential dwelling in Commercial (C) zoning. She explained that the site consists of a 1.094 acre tract that has two dwelling units on the property. One of the homes proposes to continue as a residential use, which lost its legal non-confirming status due to disconnection and inactivity of utilities. The applicant is in the process of bringing the site into compliance.

She stated that the site is located within an area mostly comprised of Commercial zoning and use through out the major thoroughfare of Court St. Ms. Joyas gave a brief

description of surrounding uses in the area. She pointed out that the property is in the Traditional Residential area of the City's FLUP. Residential use and development within Neighborhood Commercial along the major thoroughfares such as Court St. are supported within Traditional Residential use.

Staff recommends approval along with conditions that the Residential Standards seen in the City's Unified Development Code (UDC) apply to the property; the site can be used for residential use only; if the property is sold, the SUP will transfer to new owner if use remains residential; the SUP will be voided if the site is vacant or without utilities for 6 months. Ms. Joyas added that no letters in opposition or in support were received by staff.

The regular meeting recessed, and a public hearing was held. Carlos Carbajal, the owner explained that the meter was removed immediately after he purchased the property. His intent was to remodel the home. 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 Schievelbein, that SUP 01-26 be approved with conditions presented by staff. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

b. [26-087](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix, to add "Data Center" as a new use, and Chapter 7 (Definitions), to add a definition for data centers.

Pamela Centeno, Director of Planning and Codes gave a presentation of the proposed amendments to Section 3.4.3 Land Use Matrix-Industrial Uses and to Chapter 7-Definitions, to add and define a data center as new use. She said the number of data centers being constructed in Texas is rapidly increasing as companies pursue sites in cities and counties across the state. Unlike counties, Texas cities have the authority to adopt zoning regulations to promote the public health, safety, morals, and general welfare of their communities. While data centers are vital to today's digital economy, careful consideration must be given to where they are permitted within city limits. To help ensure that such facilities are developed in appropriate locations and that adequate safeguards are in place to protect surrounding properties, staff is proposing to amend the Unified Development Code (UDC) to add data centers as an industrial use in the Land Use matrix with requirements for a Specific Use Permit. Staff is also proposing to add a definition for a data center to the UDC. Ms. Centeno presented the amendments to the Commission.

The Commission discussed zoning, the high use of electric, water and internet service, setting boundaries with a specific use permit, industrial and light industrial zoning for data centers, and the definition of data center.

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 Hernandez, that the amendments be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

c. [26-088](#)

Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 1.2.7.C Floodplain Administrator, Section 1.4 Expiration of Applications, Section 2.10 Flood Plain Development Permit, Section 4.6 Stormwater and Drainage Standards, and Section 4.3.2 Drainage Easement (DE), to modify floodplain regulations and related administrative provisions.

Shelly Jackson, Assistant Director of Planning and Codes presented the proposed amendments to modify Section 1.2.7.C (Flood Administrator), Section 1.4 (Expiration of Applications), Section 2.10 (Flood Plan Development Permit), Section 4.6 (Stormwater and Drainage Standards), and Section 4.3.2 (Drainage Easement (DE)) and the UDC. She explained that the amendments is to clarify sections of the UDC and the Floodplain Administrator procedures and to improve consistency with the Code Stormwater Criteria Manual and Code of Ordinances to ensure the Floodplain regulations remain consistent with the NFIP program.

Chair Felty asked for clarification of Section 4.6.1. Jennifer Shortess, Assistant Director of Engineering referred to the Stormwater Criteria Manual and provided a brief overview.

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 Jones III, seconded by Vice Chair Davila, that the amendments to the UDC Section 1.2.7.C, Section 1.4, Section 2.10, Section 4.6 and Section 4.3.2 be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:29 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary