



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, January 13, 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 January 13, 2026 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

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

2. Roll Call

Present: 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, Wayne Windle, and John Flores

3. Action Items

a. 26-002

A motion was made by Vice Chair Davila, seconded by Commissioner Jones, that Patrick Felty be appointed as Planning & Zoning Chair. The motion carried by the following vote:

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

b. 26-003

A motion was made by Commissioner Jones, seconded by Commissioner Rizo that Eddie Davila be appointed as Planning & Zoning Vice-Chair. The motion carried by the following vote:

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

4. Public Hearings and Action Items

a. ZC 01-26

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at the 15700 Blk of FM 725, Property IDs: 58174 & 58287,

(ZC 01-26).

Armando Guerrero, Planning Manager, presented the staff report and informed the Commission that the requested 16-acre portion is located along the frontage of FM 725 and is part of two tracts of land totaling 162.423 acres. The tracts have contained the Single-Family Residential (R-1) zoning designation since their time of annexation in 2018 and have remained undeveloped. Mr. Guerrero pointed out the existing commercial use within the area and explained that Neighborhood Commercial (NC) zoning allows low-impact commercial use that is intended to serve the neighboring residence and residential developments within the area but could also be utilized for residential use as well.

Mr. Guerrero stated that the retail uses would consist of small scale, limited impact commercial, retail, and personal service. Residential use would follow the residential development standards, both uses and development types will be required to meet the city's development requirements which include but are not limited to landscaping, platting, parking requirements, traffic impact analysis, drainage mitigation, etc. Mr. Guerrero pointed out that the 16 acres is within the Suburban Residential district of the City's Future Land Use Plan, which encourages neighborhood commercial use if compatible with adjacent homes. Mr. Guerrero added that any proposed access points from FM 725 will require review and approval by TxDOT.

The regular meeting recessed, and a public hearing was held. Lonnie Eaves, the applicant representing the owner stated he was available to answer questions. Commissioner Jones inquired about the proposed uses for the commercial zoning. Mr. Eaves noted at this time the owners are considering offices, medical offices, and maybe retail. Tonya Gantt, 15881 FM 725 stated her concerns about increase in traffic within the area and in addition to drainage issues, wildlife, and taxes that may be impacted by the development. There being no additional responses from the public the regular meeting reconvened for action.

Commissioner Silvius mentioned traffic concern within the area and noted that the development may trigger calming measures within the area. Jennifer Shortess, Assistant Director of Capital Projects & Engineering, addressed the Commission and noted the reduced speed limit for that area was based on a past speed study and added that other developments may trigger signalization at the intersection of Pronghorn Trail. She stated that she is not aware of any future TxDOT improvements for FM 725. Commissioner Windle inquired if residential and commercial zoning have the same impact on traffic, Ms. Shortess stated that the different uses are evaluated differently. The Commission inquired if Neighborhood Commercial (NC) zoning would allow a residence on the second floor and commercial use on the first floor. Pamela Centeno, Director of Planning & Codes addressed the Commission and confirmed that Neighborhood Commercial allows for second floor residential use with commercial on the first. She added that the property in question has a development agreement with the city for a proposed residential development. Ms. Centeno said that the lot size being proposed for the residential development will be larger and vary in size. She informed the Commission that the minimum lot size being proposed is 10,000 square feet and noted the city's minimum lot size for an R-1 lot is 5,000 square feet.

A motion was made by Vice Chair Davila, seconded by Commissioner Silvius, that the zoning change to Neighborhood Commercial (NC) 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 02-26

Public hearing and possible action on a request for a zoning change from Agriculture-Ranch (AR) to Commercial (C) for the property located near the northeast corner of SH 46 and Rudeloff Rd., Property ID: 121704, (ZC 02-26)

Kyle Warren, Planner, presented the staff report. He explained that the subject property consists of approximately 0.18 acres and is currently zoned Agricultural Ranch (AR). The requested Commercial (C) zoning designation is requested by the applicant is for a proposed gas station. The property would then be platted into the existing commercial lot to the west.

Mr. Warren stated that the property is in the Future Land Use Plan category which recommends Local Commercial, which is only somewhat supportive of Commercial zoning and that any considered use should be appropriate with the scale of nearby residences and neighborhood commercial uses.

Mr. Warren gave an overview of the surrounding zoning . He pointed out Commercial to the west along SH 46 with a nearby Valero gas station, and south across Rudeloff Rd., the Mill Creek Crossing Single Family Subdivision to the north, and Agricultural Ranch to the east. He added that access will be from State Hwy 46 and Rudeloff Rd.

Commission Chair Felty inquired about the paved ingress to the south, asking why the eastern portion of the entrance, zoned Agriculture Ranch as well, was not included in the zone change.

Mr. Warren noted that flatwork, in the form of a paved entry, does not constitute a zone change, and could be done in Agriculture Ranch zoning.

Commission Chair Felty then asked why the portion being zoned to commercial wasn't only considered flatwork for the proposed parking of the gas station.

Mr. Warren explained that platting a portion of Agriculture ranch of .18 acres would be illegal, as the minimum for lot size in Agricultural Ranch zoning is 10 acres.

Commissioner Jones, III asked if the portion abutting the zoning change zoned Single-Family Residential would require screening from future commercial development.

Mr. Warren and Armando Guerrero advised that screening is required if a residence was located on the residential property.

The regular meeting recessed, and a public hearing was held. Kiew Kam, the applicant stated that the proposed zoning request, if approved, would lead to the construction of a 7-Eleven gas station. He told the Commission he had renderings to show if needed and could answer any questions about the project. There being no additional public comments, the public hearing was closed.

A motion was made by Commissioner Jones, seconded by Commissioner Schievelbein, that the zoning change to Commercial (C) 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

c. ZC 03-26

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46 and Jefferson Ave., Property ID: 52779, (ZC 03-26)

Kyle Warren presented the staff report. He stated that the vacant property located near the SE corner of SH 46 and Jefferson Ave is zoned Commercial and Single Family Residential 2 on 15.005 acres out of the total 30.597 acres. The applicant is proposing to construct a high density apartment complex. He pointed out that an additional buffer would be required with 10' for the first story and 5' for each additional story.

Mr. Warren gave an overview of the surrounding properties. He said the property is located in both Traditional Residential and Commercial Corridors of the Future Land Use Plan and MF-3 is not recommended due to density. Mr. Warren pointed out the four multi family properties located north and northeast across from the property on Jefferson Avenue. He said the code states it is best to avoid more than 25 acres of contiguous land having a multifamily component. Mr. Warren pointed out that the property is within walking distance of TLU and has a bus stop nearby on Jefferson Avenue to support the argument of walkability for the added density. In addition, the adjacent multifamily zoned areas are within the University Center which is supportive of high density multifamily development.

He informed the Commission that two letters in opposition were received with concerns of drainage issues due to Pecan Grove Apartments.

Commissioner Felty expressed concerns of increase of traffic on Jefferson Avenue. The Commission and staff discussed density for multi family zoning and units per acre. Kyle Warren stated that MF-1 allows 6 units per acre, MF-2 allowed 12 units per acre, and MF-3 allows 20 units per acre. Mr. Warren added that the multi family development is required additional buffers per floor on the east side of the development adjacent to single family zoning. Commissioner Jones inquired about accessibility to the single family residences. Jennifer Shortess informed the Commission that with the size of development, they would need to follow fire codes with two entry and exit points. She added that Volunteer St. does not currently meet fire code standards. The development would likely connect to Jefferson Ave. and Hwy. 46. She added that a TIA study would be required for a third access point through the single family residential property. She added that increase in traffic could possibly allow for improvements to intersections and Jefferson Ave. Ms. Shortess noted that the City was awarded a grant through AMPO which will provide a shared use path on the east side of Hwy. 46., from TLU to Jefferson Avenue. She felt the site would be well suited for TLU, AJB and Rodriguez Elementary.

The regular meeting recessed, and a public hearing was held. Rob Kiln, Kelly, & Griffin & Farrimond, PLLC 10101 Reunion Place, Suite 250, San Antonio representing Kittle Property Group, Inc., introduced Kaili with the Kittle Group gave a presentation of the proposed development. He said they are proposing 225 units, approximately 17 units per acre. He felt that the property was not suitable for single family homes. He pointed out the walkability potential and strategic location of the proposed development. Mr. Kiln stated that there is a demand for more apartments. He presented a development in San Marcos with four stories and stated they are proposing three stories for the proposed development. He stated that he and Kaili were available to answer questions. The Commission inquired about the percent of multifamily vacancies. Kaili with Kittle stated that a market study was performed and indicated a 94.2 occupancy. The Commission asked who would manage the apartments. Kaili responded they would be responsible to manage the apartments. There being no additional responses

from the public the regular meeting reconvened for action.

Commissioners Silvias, Windle, and Eddie felt that the number of proposed unit were necessary to make the development feasible for blue collar workers. Commission Davila pointed out the walkability for the development with bus stop down the road and the AMPO grant. Commissioners Jones and Rizo felt that MF3 density would increase traffic and expressed concerns for walkability. Kaili stated that MF2 is not feasible and would not be able to develop. The square footage and leasing options were discussed.

The regular meeting recessed, and a public hearing was held to allow Dominic Silva, Habitat for Humanity to speak. He explained that the original plan was for Habitat to build 140 homes with 2/3 cars per unit. He said the plans were not feasible with increase in prices. He said they chose to work with Kittle Property Group Inc. There being no additional responses from the public the regular meeting reconvened for action. The market study was briefly discussed.

A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the zoning change to Multi Family High Density (MF-3) be recommended for approval. The motion carried by the following vote:

Nay 5 - Chairperson Felty, Flores, Jones III, Rizo, and Schievelbein

Aye 4 - Vice Chair Davila, Hernandez, Silvius, and Windle

A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the zoning change to Multi Family High Density (MF-3) be recommended for approval. The motion carried by the following vote:

Nay 5 - Chairperson Felty, Flores, Jones III, Rizo, and Schievelbein

Aye 4 - Vice Chair Davila, Hernandez, Silvius, and Windle

A motion was made by Commissioner Jones, seconded by Commissioner Schievelbein, that the zoning change be postponed to the February 2026 Planning & Zoning Commission meeting. The motion carried by the following vote:

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

5. Presentation

25-739

Presentation of 2025 Planning and Zoning Commission Cases.

Armando Guerrero, Planning Manager gave an overview of the 2025 Planning & Zoning Commission cases.

6. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:09 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary