

**CITY OF SEGUIN
PUBLIC
MEETING AGENDA
HISTORIC PRESERVATION AND DESIGN COMMISSION
MINUTES**

Friday November 21, 2025 @ 12:00 P.M.
City Hall Council Chambers
210 E. Gonzalez St.
Seguin, TX 78155

Members Present: *Patrick Felty* *Jackie Biesenbach*
 Jackie Biesenbach *Ralph Rodriguez*
 Debbie Pedigo

Members Absent: Terry Smith
 Amy Hartigns
 Daniel Solis

A quorum was present

Others Present: *Melissa Zwicke* *Armando Guerrero*
 Oscar Arevalo
 Wes Cates

1. Call to Order.
The meeting was called to order at 12:00 pm

2. Hearing of Residents:

No Public Comment.

3. Discussion and possible action on approval of October 24, 2025, meeting report.

A motion was made to approve the minutes of the October 24, 2025, regular meeting.

Motion: Approve the October 24, 2025 meeting minutes

Moved by: Patrick Felty

Seconded by: Debbie Pettigo

Vote: Motion carried.

4. Discussion and possible action on certificate of appropriateness for 113 South Camp Street-
Modification of existing door, painting of existing awning, and installation of ADA ramp

Staff presented the Certificate of Appropriateness (COA) request for the property located at 113 South Camp Street, a historic commercial building constructed in 1908. The proposed work includes replacing an existing door to match adjacent storefront doors while retaining the transom window, painting the existing awning black, and adding an ADA ramp. Staff provided background on prior approvals for the building and recommended approval, finding the proposal consistent with the Secretary of the Interior's Standards for Rehabilitation, Standards 1 and 9.

Commission discussion included questions regarding an existing drainage grate near the proposed ramp location. Staff indicated coordination with City departments would be required to address grading and drainage.

The Chair opened the public hearing. No public comments were received. The public hearing was closed and the regular meeting reopened.

Motion: Approve the Certificate of Appropriateness in accordance with the Secretary of the Interior's Standards for Rehabilitation, Standards 1 and 9, with the condition that grading and drainage concerns be addressed by City engineering staff.

Moved by: Patrick Felty

Seconded by: Ralph Rodriguez

Vote: Motion carried.

5. Public hearing and discussion and possible action on certificate of appropriateness for 203 South Crockett Street (Magnolia Hotel)- Restoration of second-story deck

Staff presented the COA request to restore the second-story deck at the Magnolia Hotel located at 203 South Crockett Street. The proposed work includes construction of a second-story balcony using treated wood materials painted to match the existing structure, without disturbance to the existing sidewalk. Staff provided a historical overview of the property and noted the original balcony had been removed in the 1930s. Staff recommended approval, finding the proposal consistent with the Secretary of the Interior's Standards for Rehabilitation, Standards 1, 2, 5, 9, and 10.

The Chair opened the public hearing. The applicants addressed the Commission, discussed project benefits, and answered questions regarding construction timing. No additional public comments were received. The public hearing was closed and the regular meeting reopened.

Motion: Approve the Certificate of Appropriateness as requested, finding the proposal consistent with the Secretary of the Interior's Standards for Rehabilitation, Standards 1, 2, 5, 9, and 10.

Moved by: Debbie Pettigo

Seconded by: Jackie Biesenbach

Vote: Motion carried.

6. Adjournment

A motion was made to adjourn the meeting.

Motion: Adjourn

Moved by: Patrick Felty

Seconded by: Debbie Pettigo

Vote: Motion carried.

The meeting adjourned at approximately 12:16 p.m.



Patrick Felty, Chair

Historic Preservation and Design Commission



Date