



Meeting Minutes

Planning & Zoning Commission

Tuesday, July 8, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on June 8, 2025 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: 8 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

Absent: 1 - Bobby Jones III

3. Approval of Minutes

[25-400](#)

Approval of the Planning and Zoning Commission Minutes of the June 10, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the minutes of the June 10, 2025 Planning & Zoning Commission meeting be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. [SUP 05-25](#)

Public hearing and possible action on a Specific Use Permit request to allow for a contractor's storage/equipment yard in a Commercially (C) zoned district for the property located at 3654 IH 10 W, Property ID: 58031 (SUP 05-25)

Kyle Warren, Planner presented the staff report. He stated that the applicant is requesting a Specific Use Permit (SUP) for an equipment storage yard in a 4.496 Commercial zoned acre tract on IH 10 W. He pointed out that the property is operating an equipment storage yard without an SUP. He said the property was previously used as an RV sales center. The property was vacant and the owner starting an equipment storage yard without an SUP which was determined by Code Enforcement. Mr. Warren

said that the property is adjacent to single family to the north, the property to the east is commercial with a legal non conforming residential use, and light industrial zoning to the west. He stated the property is in the FLUP Regional Commercial and touched on the recommendation of the FLUP. He stated that noise and pollution could be a potential welfare issue for the adjacent homes. He added that a vegetative rear buffer yard is recommended by staff to alleviate the issue. Mr. Warren presented photos of the property. He mentioned the sign located at the front of the property that needs to be refaced. He spoke to the applicant which is in the process on fixing the sign. He gave brief overview of the proposed site plan regarding the screen buffer and the fence. In addition, no letters of opposition or in support were received by staff.

Staff recommended the following conditions be considered if the SUP was approved. A screening buffer of shrubs and trees no less than 25' behind the front property line will be required as stated in the proposed site plan; a planting buffer of 50' with trees will also be required at the rear of the property near the adjacent single-family homes; that any proposed lighting shall be pointed inward towards the property, and shielded away from residences; the abandoned sign be refaced or removed within 6 months; and the hours of operation will be from M-F 7:00 AM to 7:00 PM.

The Commission and staff discussed the buffer and the distance between the trees to create the buffer. Kyle added that the property to the west was zoned Light Industrial at the time of annexation due the use on the property.

The regular meeting recessed, and a public hearing was held. Shawn Huckwin, Huckwin Holdings, LLC, the owner stated that when he purchased the property in March 2024, he was informed by the City that no permits were required for a construction yard. He stated he was notified of the SUP when he submitted a building permit to construct a new building. He said the only issue he has is not being able to use the 50' of the back portion of the property. He explained it was all asphalt and there is an 8' fence between the properties and trees for a buffer. He said the property line on the side is buffered by trees, he does not feel there is a need to trim or cut them down to install a fence. Mr. Huckwin stated he does not have an issue with planting trees in rear and front of the property. He stated that the rear of the property will be used for storage of equipment. The equipment will not be moved unless the equipment is necessary for a job.

The Commission expressed concerns with lighting on adjacent properties Mr. Huckwin stated that GVEC installed the light and if necessary he could have them adjusted or removed to not encroach on adjacent properties. He also stated that noise will be a minimum. A brief conversation ensued regarding the sign layout. Inquiry was made regarding parking. Mr. Huckwin stated that the equipment will be parked behind the building in an open area. There being no additional responses from the public the regular meeting reconvened for action. The Commission briefly discussed the buffer, lighting and noise.

A motion was made by Commissioner Pedigo, seconded by Commissioner Schievelbein, that the Specific Use Permit be approved with the conditions that s screening buffer of at least 5 trees no less than 25' behind the front property line will be required; a planting buffer of 15' with 8 trees will also be required at the rear of the property near the adjacent single-family homes; any proposed lighting shall be pointed inward towards the property, and shielded away from residences; abandoned sign will be refaced or removed within 6 months; the hours of operation will be from M-F 7:00 AM to 7:00 PM be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

b. [ZC 16-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) to Light Industrial (LI) for the property located at 3880 IH 10 W., Property ID: 58049, (ZC 16-25)

Melissa Zwicke presented the staff report. She informed the Commission that the applicant is proposing to rezone the Commercial zoned property to Light Industrial. At this time, the applicant is unable to construct on the land due to a lack of water availability for fire flow. Once water is available, they propose to construct three warehouse units, each approximately 11,990 square feet in size. The applicant is unsure of a use for the property until water is available.

Ms. Zwicke gave an overview of the surrounding uses and zoning. The four properties were zoned light industrial at annexation in 2013 were existing uses. At this time three of the properties are used as commercial. She added that the property is bordered by commercial zoned property to the west and east and backs up to a single-family residential neighborhood, Ridgeview Estates Unit 3, to the north. Ms. Zwicke stated that light industrial use is not compatible with the existing and permitted uses in the area.

Ms. Zwicke said the property is in the Gateway Corridor of the city's Future Land Use Plan and promoting Seguin's image is the primary goal within the Corridor. She explained that the intent of this district is to promote high-quality commercial development and beautification along the regional entrances to City of Seguin. In addition, emphasis should be on the beautification of corridors through landscaping, building aesthetics, and branding elements until large-scale infrastructure is placed regionally to support future development. The Gateway Corridor district is marginally supportive of light industrial zoning.

Ms. Zwicke added, the applicant's proposed use of a warehouse with outdoor storage would require the approval of a Specific Use Permit within a Light Industrial (LI) zoning designation. The use is also allowed with the approval of a Specific Use Permit in Commercial Zoning as well. The property would also be required to abide by the Light Industrial (LI) standards seen in Section 3.6.3. Standards -Non-residential Districts and Section 3.3- Overlay Districts of the City's Unified Development Code (UDC).

Ms. Zwicke stated the property does not meet the criteria for zoning change. The Future Land Use plan recommends develops of high quality and integrated within larger regional commercial developments. She pointed out that Light industrial is not compatible with existing and permitted uses in the area. She said there is similar zoning in the area. However, as mentioned previously, all four properties zoned light industrial at annexation in 2013 were existing and no longer have a Light Industrial use. In addition, the property is adjacent to a single-family residential neighborhood to the north. Staff did not receive any letters in favor or opposition of the request. The Commission did not have any questions for staff.

The regular meeting recessed, and a public hearing was held. The applicant was not in attendance.

The Commission expressed concerns about the residential neighborhood behind the property and how certain Light Industrial uses may negatively impact the subdivision. The fact that a Specific Use Permit would be required in the existing zoning and the

requested zoning for warehouse with outdoor storage caused confusion as to why they are asking for the zone change. There being no additional responses from the public, the regular meeting reconvened for action.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the zoning change from Commercial to Light Industrial be recommended for denial. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

c. [ZC 17-25](#)

Public hearing and possible action on a request for a zone change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25)

Melissa Zwicke presented the staff report stating that the zoning request is for approximately 2 acres located at the northwest corner of the property. The remaining 28.5 acres of the property are zoned commercial. She explained that the properties to the north are undeveloped. The property to the east is a Wrecker Service with a residential use on the property. The property to the northeast is Central Texas Metal Roofing Company. Ms. Zwicke noted that there are commercial and industrial zoned businesses on the other side of IH 10.

She pointed out that the 2-acre section is in the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres are in the Commercial Corridor. She explained the intent of the Commercial Corridor and Suburban Residential and stated that commercial zoning is an appropriate use. She said in order for the applicant, Buick GMC, to develop the property, it must be zoned commercial. She added that the property is located in the IH 10 Overlay District. There were no health, safety and general welfare issues identified. The applicant will be required to get approval from TxDOT for access along IH 10.

Ms. Zwicke pointed out that the zoning request to commercial meets the criteria required for the zoning change. No letters in support or against were received.

The Commission did not have any questions for staff.

The regular meeting recessed, and a public hearing was held. Stephen Stinson, representing the owner, Jetbird Properties, Inc. stated he was available for questions. 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 Rizo, that the zoning change from Agricultural Ranch to Commercial be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, Silvius, and Windle

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:43 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary