

21
**CITY OF SEGUIN
PUBLIC
MEETING AGENDA
HISTORIC PRESERVATION AND DESIGN COMMISSION
MINUTES**

Friday September 26, 2025 @ 12:00 P.M.
City Hall Council Chambers
210 E. Gonzalez St.
Seguin, TX 78155

Members Present:	Patrick Felty Debbie Pedigo Jackie Biesenbach	Terry Smith Rafel Rodruguez Amy Hartigan
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Others Present:	Melissa Zwicke Blair Friar	Shelly Jackson Oscar Arevalo
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1. Call to Order.
The meeting was called to order at 12:00 pm
2. Hearing of Residents:
Invitation to hear citizens and board 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 any inquiry; 3) A proposal to place the subject on the agenda for a future meeting.

No Public Comment.
3. Discussion and possible action on approval of the August 22, 2025, meeting report.

Debbie Pedigo made a motion to approve the minutes as presented. Jacie Biesenbach seconded the motion.

Motion carried
4. Public hearing, discussion, and possible action on a request for a variance to the City of Seguin's Unified Development Code, Section 6.8.1 Special Restrictions, to vary from the allowed permanent signs in the Downtown Historic District, for property located at 424 N. River St., Property ID: 13536.- Melissa Zwicke, Historic Preservation Officer

The HPO presented the variance request. Commission asked if the sign would meet building setbacks. The HPO responded that there is sufficient room for the sign to meet the required setback. The HPO stated that the property is unique. It is larger than the typical downtown district commercial lot, providing more room for signage. Commission asked if the sign at Pecan Town meets our current sign

ordinance. The HPO responded that the Pecan Town sign would not meet the regulations in the sign ordinance, and is considered grandfathered, due to being built prior to the revision on the sign ordinance.

The regular meeting was recessed, and a public hearing was held.

The property owner and applicant came up to discuss their request for a sign variance. The applicant felt a pole sign would be the most appropriate for the property and directing traffic to the business.

The regular meeting was reconvened.

Rafel Rodrigues made a motion to approve the variance request. Jackie Biesenbach seconded the motion.

The motion carried by the following vote:

Nay 2- Hartigan, Pedigo

Aye 4- Felty, Smith, Rodriguez, Biesenbach

5. Public hearing, discussion, and possible action on a Certificate of Appropriateness for a pole sign and wall sign at 424 N. River St. -Melissa Zwicke, Historic Preservation Officer

The HPO discussed the sign details (height, color, material, attachment method). The Commission expressed concerns about putting holes in the rock of the building to mount the sign letters. Other mounting methods were discussed. The Commission discussed the pole sign and preferred the applicant use a hardier material to mount the sign and design it in a way that it complements the Historic district.

Debbie Pedigo made a motion to approve the request for a Certificate of Appropriateness for a pole sign and wall sign with the conditions that the poles and framing used be metal instead of wood, the sign height is 5' rather than 8' and a rock garden be placed at the base of the sign with solar landscaping lights as it meets the Secretary of Interiors' First, Second, fifth, and Ninth Standards of Rehabilitation for Historic Places. Rafel Rodriguez seconded the motion.

The motion carried by the following vote:

Aye 6- Felty, Smith, Rodriguez, Biesenbach, Hartigan, Pedigo

6. Public hearing, discussion, and possible action on a Certificate of Appropriateness for an exterior renovation at 210 W. Court St.-Melissa Zwicke, Historic Preservation Officer

The HPO discussed what the exterior renovation for 210 W. Court St. entails. The HPO mentioned it is not recommended by the Historic Preservation Ordinance or the Secretary of Interior that you paint unpainted brick. However, it was determined that the brick of the building has been painted throughout the years. It was determined there would be no structural changes during the project.

No public comment

Amy Hartigan made a motion to approve the request as it meets the Secretary of Interiors' First, Standard of Rehabilitation for Historic Places. Terry Smith Seconded the motion.

The motion carried by the following vote:

Aye 6- Felty, Smith, Rodriguez, Biesenbach, Hartigan, Pedigo

7. Public hearing, discussion, and possible action on a Certificate of Appropriateness for the repainting of thirty-two trashcans and ninety-one historic light poles in the downtown historic district. -Melissa Zwicke, Historic Preservation Office

The HPO discussed the request to repaint thirty-two trashcans and ninety-one historic light poles in the downtown historic district. The City of Seguin has approved funding for the project. A color has been selected that best matches the city's branding colors and will blend in with the historic district.

Work will be done during the week, ideally on Mondays and Wednesdays, when there is not as much traffic downtown. Main Street will be collaborating with the contractors to carefully protect the globes from overspray.

The Seguin Heritage Museum has historical stories attached to some of 21 these light poles. Main Street will be in contact with the Heritage Museum to find the best method of storing these story plaques while work is being done.

The Commission asked if repairs would be made to light poles prior to the repainting. Blair Friar stated that the company would be coming out to look at all the light poles, and if necessary, repairs would be made. The Commission asked if the lamp globes would be cleaned up as well. Blair stated, cleaning the lamp globes is not in this scope of work, however, they would eventually like to have all lamp globes matching and able to provide more light. The color does match city branding and the colors being used for central park bathrooms.

No Public Comment.

Debbie Pedigo made a motion to approve the request as it meets the Secretary of Interiors' First, Standard of Rehabilitation for Historic Places. Amy Hartigan seconded the motion.

The motion carried by the following vote:

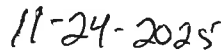
Aye 6- Felty, Smith, Rodriguez, Biesenbach, Hartigan, Pedigo

8. Adjourn.

There being no further business, the chair, Patrick Felty, declared the meeting adjourned. The meeting was adjourned at 1:24 pm.



Patrick Felty, Chair
Historic Preservation and Design Commission



Date