



## Meeting Minutes

### Planning & Zoning Commission

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Tuesday, April 9, 2024

5:30 PM

Council Chambers

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#### Public

#### 1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on April 9, 2024 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair DePalermo presiding over the meeting.

#### 2. Roll Call

**Present:** 8 - Vice Chair Patrick Felty, Eddie Davila, Steven Berger, Chairperson Troy DePalermo, Joseph Pedigo, Bobby Jones III, Kelly Schievelbein, and Yesenia Rizo

**Absent:** 1 - Wayne Windle

#### 3. Approval of Minutes

##### [24-167](#)

Approval of the Planning and Zoning Commission Minutes of the March 12, 2024 meeting.

##### Indexes:

A motion was made by Commissioner Schievelbein, seconded by Commissioner Davila, that the minutes of the March 12, 2024 meeting be approved. The motion carried by the following vote:

**Aye** 8 - Vice Chair Felty, Davila, Berger, Chairperson DePalermo, Pedigo, Jones III, Schievelbein, and Rizo

#### 4. Public Hearings and Action Items

##### a. [ZC 03-24](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 216 E. College Street, Property ID: 22695, (ZC 03-24)

##### Indexes:

Kyle Warren, Planner presented the staff report. He stated that the property has its original zoning designation of Public since the initial zoning in 1989. He gave an overview of the surrounding properties being mostly single family residences, and a funeral home to the west on River Street. He presented the highest intensity uses for

the property. He said intensities range from office and retail space to event facilities, and mixed use (1st floor commercial with 2nd floor as residential.) Mr. Warren said Neighborhood Commercial zoning is appropriate in residential areas if it contributes to district walkability and vehicle circulation. The zoning type also acts as a transition zoning from R-1 Single Family Residential to straight Commercial Zoning. The property is in the Downtown Core District of the Comprehensive Plan. The plan does recommend Neighborhood Commercial if the tract is consistent with the scale and form of other downtown tracts. The intent of the district is to promote a more pedestrian oriented development that encourages density, walkability, and strong fiscal performance. There were no health, safety and general welfare issues identified. The lot has frontage and access on E. Krezdorn, N. Milam, N. River, and E. College, all city streets. The property has entrances on both N. Milam and E. Krezdorn Streets. Three letters received in opposition and one in support.

Jason Howell, 18102 Talavera Drive, San Antonio, the owner said he was available to answer questions.

The Commission asked if there were any plans for the building. Mr. Howell stated that he does not have any exact plans and that he needs the zoning first. He said staff recommended Neighborhood Commercial. The Commission asked if Mr. Howell had ideas for the building. Mr. Howell stated possibilities include a daycare, coffee shop and light food/wine beer market. He stated that the market will dictate the uses. The Historic significance of the building was discussed. Mr. Howell stated he plans to keep the building original. Mr. Howell also stated his goal is not to sell the property. He stated he needs to rezone the property. The Commission asked if he has support from the neighbors. Mr. Howell stated he has not spoken to the neighbors.

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

Ray Crowell, 326 N. River spoke in opposition of the request. He stated that a proposed use of the building was not identified. He said a LUP or SUP is unacceptable and the zoning change would destroy the character of the neighborhood.

Matt Skinner, 204 E. Krezdorn spoke in opposition to the request stating that the zoning is inconsistent with the neighborhood. He stated there are too many possibilities for the building. He said there is potential for noise issues and the zoning change would take away from the downtown businesses. He is opposed to commercial zoning the downtown area. He recommended keeping the property as public for a park or greenspace.

Blanche Walker, 202 Koepsel asked if the historic school would not be torn down and if the school was protected from demolition. She said if the property is zoned to neighborhood commercial and the property is sold all control is gone. She asked if there was a limit on apartments for the development.

John Bayne, 751 N. Austin Street stated he will not support the request without any proposed plans. He stated he applicant should have a plan and meet with the neighbors.

There being no responses from the public the regular meeting reconvened for action.

The Commission discussed the request and stated that it would be hard to support with no proposed plans for the use of the building. They asked about the history of the building and if Mr. Howell is considering to renovate the building.

*Pamela Centeno went over the Future Land Use Plan and informed the Commission that a recommendation for the property was not given. She said the property is unique and that the property is in the Downtown Core District which recommends Neighborhood Commercial. She stated that in a past development meeting with the applicant, she advised the applicant of the uses that are recommended in the District. In addition, Ms. Centeno stated that the Land Use Matrix dictates the use of the property.*

*The Commission inquired about height restrictions, and if the property was in the Historic District. Staff stated that there are no restrictions on height, and that the property is not in the Historic District and is not protected.*

*Jason Howell stated that his goal is not to tear down the building and that he cannot produce a plan without approval of the zoning change.*

*The Commission suggested tabling the request to allow the applicant to return with proposed plans. They felt that not enough information was presented and they could not support the request.*

**A motion was made by Commissioner Davila, seconded by Commissioner Schievelbein, to table the request. The motion carried by the following vote:**

**Aye** 8 - Vice Chair Felty, Davila, Berger, Chairperson DePalermo, Pedigo, Jones III, Schievelbein, and Rizo

**b. [24-159](#)**

Public hearing and possible action to the City of Seguin's Unified Development Code Section 1.2, Section 2.10, Sections 4.1-4.7, and Section 5.1 concerning floodplain and stormwater management - Jennifer Shortess, PE, CFM - Assistant Director of Engineering and Capital Projects

**Indexes:**

*Jennifer Shortess, Assistant Director of Engineering presented the proposed amendments to the Unified Development Code. She explained that the proposed amendments are to control post-development runoff from all development so no development will result in adverse impacts and to create consistency with the City's adopted Stormwater Criteria Manual. In addition, to the updates, are minor text updates are proposed throughout to correct typos. She asked if the Commission had any questions.*

*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 Pedigo, seconded by Commissioner Rizo, that the amendments be recommended for approval. The motion carried by the following vote:**

**Aye** 8 - Vice Chair Felty, Davila, Berger, Chairperson DePalermo, Pedigo, Jones III, Schievelbein, and Rizo

**5. Adjournment**

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

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Troy DePalermo, Chair  
Planning & Zoning Commission

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Francis Serna  
Recording Secretary