



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

City Council

Tuesday, May 6, 2025

5:30 PM

Council Chambers

1. Call to Order

Mayor Dodgen called the meeting to order at 5:30 P.M.

2. Invocation - Rene Torres, The Door Christian Fellowship Church

3. Pledge of Allegiance/Salute to the Texas Flag

4. Roll Call

Present: 8 - Councilmember Joe Rea, Councilmember David Eveld, Councilmember Jim Lievens, Councilmember John Carlsson, Councilmember Paul Gaytan, Councilmember Monica N. Carter, Councilmember Bill Keller, and Councilmember Jason Biesenbach

Presiding: 1 - Mayor Donna Dodgen

5. Hearing of Residents

Councilmember Gaytan thanked everyone for their help in making LULAC's Pachanga Event successful and gave specific thanks to Mayor Donna Dodgen, City Manager Steve Parker, and Main Street and CVB Director Kyle Kramm.

City Manager Steve Parker announced that this week is Public Service Recognition Week and informed that the City is going above and beyond to show appreciation to staff. He said that the response to the storm Friday night is the perfect example of how our team shines, as they stepped up in response to the major storm event. He gave kudos, stating the team performed phenomenally and will continue to spend the next several weeks cleaning up. He commented that street projects will be delayed in order to get things cleaned up, stating the City is determined to provide the best customer service possible.

Public Works Director John Donnelly commented that every truck and piece of equipment has been deployed and is picking up brush. He added that streets will have to dry out before they can be paved and thanked all the crews that worked and announced that he was grateful that no employees got hurt during the event. He added that the grapple truck has paid dividends because the crews can pick up broken brush much quicker. He gave kudos to City Council for authorizing the purchase of the equipment and to the employees who jumped in and got the work done. He said he was proud of the team.

Utilities Director Tim Howe thanked the community for their patience with us through the challenges from the severe weather event and the electrical substation

experiencing issues. He reported that the electric team was out Friday night and Saturday night and yesterday and today the work is continuing for substation troubleshooting. The substation problem has been identified and loads have been balanced to bring everybody back into power. He said he could not ask for a better group of employees who worked very hard to make all of this happen.

Mayor Dodgen said that this was a good reminder that things don't just happen. When something major happens, there is a process for getting things corrected. It was a good reminder to be patient and grateful for the things she has. She also commented that it was neat to see the creativity staff uses to make things work. She reiterated that this week is Public Service Week and suggested that everyone hug and say thank you to public servants this week. She said the City is going to make sure they are well fed this week.

Director of Engineering Melissa Reynolds announced that next Friday, May 16th, is Bike to Work Day. Pachenga Park will be an Energizer Station, where there will be snacks, water, and vendors.

6. Presentation

Chief Brady recognized Assistant Chief Suarez for successfully completing the 293rd session of the FBI National Academy. 1 of 240 officers. 10 Weeks. 55,000 graduates since founding in 1935. Because of the hours of training Seguin gives officers, they advance quickly. Officers and citizens want and deserve good leadership. 10 weeks is a sacrifice he made, being away from family. Organized Texas night because he showed up in a cowboy hat. Everything he learned and all connections here to Seguin. Class A Uniform ribbon for his accomplishment. Cornhole tournament was won by PD. Gave cut PD badge for office decor.

Chief Suarez thanked everyone for the opportunity to attend and have the wonderful experience. Thanked his wife for being gone for 10 weeks and she did an outstanding job. Thanked parents for taking care of boy. New friends who became family members. Awesome opportunity. Unless he gets kicked out, he will be here.

a. 25-237

Recognition of Assistant Chief Suarez for successfully completing the 293rd session of the FBI National Academy. - Jason Brady, Police Chief

Police Chief Jason Brady recognized Assistant Police Chief Jaime "Rusty" Suarez for successfully completing the 293rd session of the FBI National Academy, one of the most prestigious law enforcement programs in the world as there has been only 55,000 graduates since the Training Academy began in 1932. A video was played illustrating how Chief Suarez spent his time at the Training Academy and how it benefits the Seguin Police Department. Chief Brady thanked Chief Suarez's wife and parents for doing double duty in his absence as attending the Academy required Chief Suarez to be away from home for nearly three months. Chief Brady thanked Chief Suarez for his sacrifice, dedication, discipline and unwavering commitment to public service and presented him with a ribbon for his Class A uniform as well as a wooden laser cut replica of the Seguin Police Department Patch.

Chief Suarez thanked Chief Brady and City Council for the opportunity to attend the FBI National Academy. He said it is hard to put into words how grateful he is for the experience. He thanked his wife for handling the family and house while he was gone and he thanked his parents for helping to get his kids to their activities. He is grateful for the opportunity, and while graduating from the Academy may bring other

opportunities to him, he reminded that the City of Seguin is family and he won't leave family.

- b. [25-279](#) Presentation celebrating Seguin's tourism industry as part of National Travel & Tourism Week. - Kyle Kramm, Main Street & CVB Director/HPO.

Director of Main Street and CVB Kyle Kramm and Main Street/Destination Management Assistant Director Blair Friar presented the Visit Seguin Annual Report. The full report is posted online.

7. Consent Agenda

Mayor Dodgen announced that item e. will be pulled from the Consent Agenda and be considered separately.

Approval of the Consent Agenda

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- a. [25-278](#) Minutes of the April 8, 2025 City Council and Parks and Recreation Commission Joint Workshop and the April 15, 2025 City Council Meeting.

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

- b. [25-300](#) Check Report April 12, 2025 through May 2, 2025.

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

- c. [25-286](#) Approval of reports for the quarter ended March 31, 2025 for the following organizations that receive Occupancy Tax funding. - Susan Caddell, Director of Finance
- a. Seguin Conservation Society
 - b. Mid-Texas Symphony
 - c. Teatro de Artes de Juan Seguin
 - d. Seguin-Guadalupe County Hispanic Chamber of Commerce
 - e. Seguin Heritage Museum
 - f. Guadalupe County Fair Association
 - g. Seguin LULAC Council #682
 - h. Seguin Art League

i. The Fields of Huber Ranch, LLC

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

d. [25-283](#)

Resolution authorizing the purchase of a Frazer Type I ambulance on an International CV 515 Diesel chassis through the HGAC cooperative purchasing agreement utilizing Piller International, as the dealer; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

Enactment No: RES 2025R-096

f. [25-275](#)

Resolution authorizing the purchase of one 32' gooseneck flat bed dove tail trailer with a steep incline from Vermeer in the amount of \$62,000 and declaring an effective date. - John Donnelly, Director of Public Works

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

Enactment No: RES 2025R-098

g. [25-271](#)

Resolution authorizing the purchase of a 2026 Ford F750 R/C w/Rotoback grapple truck for Public Works from Cavender Grande Ford in the amount of \$264,561.00 and declaring an effective date. - John Donnelly, Director of Public Works

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

Enactment No: RES 2025R-099

h. [25-272](#)

Resolution authorizing the purchase of a 2024 John Deere 330P for Public Works from RDO Equipment Company in the amount of 83,988.00, and declaring an effective date. - John Donnelly, Director of Public Works

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:

Enactment No: RES 2025R-100

i. [25-289](#)

Resolution authorizing the purchase of a 2025 Dodge Ram Service truck from Cameron Country Dodge in the amount of \$122,990.00; and providing an Effective Date. - John Donnelly, Public Works Director

A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following

vote:

Enactment No: RES 2025R-101

- j. [25-292](#) Resolution authorizing the purchase of 2025 a Ford F-150 from Rockdale Country Ford in the amount of \$54,451 for Capital Projects/Engineering; and declaring an Effective Date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects
- A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:**
- Enactment No: RES 2025R-102
- k. [25-273](#) Resolution authorizing the fifth annual payment of \$199,500 from the previously approved Service and Maintenance Agreement with Maguire Iron, Inc. for the annual inspection, ongoing maintenance, and scheduled rehabilitation of the water storage tanks / towers associated with the Seguin water distribution system; and declaring an effective date - Timothy Howe, Director of Utilities
- A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:**
- Enactment No: RES 2025R-103
- l. [25-296](#) Resolution authorizing the submission of a Motor Vehicle Crime Prevention Authority SB224 Catalytic Converter grant application seeking funding for the Police Department to obtain additional license plate reader cameras and an addition year of service for the City's existing cameras. - Kate McCloud, Grants Administrator
- A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:**
- Enactment No: RES 2025R-104
- m. [25-299](#) Resolution authorizing the submission of a US Department of Transportation, Safe Streets and Roads For All (SS4A) grant application seeking funding for supplemental planning and demonstration activities related to the City's Comprehensive Safety Action Plan. - Kate McCloud, Grants Administrator
- A motion was made by Councilmember Rea, seconded by Councilmember Eveld, to approve the Consent Agenda. The motion carried by the following vote:**
- Enactment No: RES 2025R-105

8. Action Items - Discussion and Possible Motion to Approve

- e. [25-295](#) Resolution authorizing the purchase of 2 F150 Pickups through a Buyboard cooperative purchasing agreement utilizing Silsbee Ford, as the dealer; and Dana Safety Supply as the upfitter; and declaring an effective date. - Dale Skinner, Fire/EMS Chief

City Attorney Mark Kennedy informed that the purchase will be made through the TIPPs purchasing cooperative, not BuyBoard, and the resolution has been corrected.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-097

- a. [25-301](#) Resolution authorizing the City Manager to execute a Development Agreement between the City of Seguin and 2021 FII Walnut, LP, a Texas limited partnership, related to a Planned Unit Development called Walnut Springs and located at or near the intersection of Huber Road and Rudeloff Road; and declaring an Effective Date. - Mark Kennedy, City Attorney.

City Attorney Mark Kennedy introduced Stephanie Leibe, Partner at Norton Rose Fulbright US LLP and the City's Bond Counsel, and as noted that the developer of Walnut Springs and their legal counsel are present at the meeting as well.

City Attorney Kennedy gave a summary of the prior actions that City Council has taken for the Walnut Springs Development, adopting a General Land Use Plan in August 2024 and adopting a Public Improvement District and a Public Service Agreement in January 2025. He explained that this agenda item is for City Council to consider approval of the development agreement, which upon approval will allow the parties to move forward to the next phase of the process – refinement of the improvements to be made with PID/TIRZ funding, the establishment of a Service and Assessment Plan, and an appraisal of the value created by the proposed improvements. Ultimately, this process is intended to lead to the issuance of PID bonds in support of the proposed public improvements.

Mr. Kennedy reminded that Walnut Springs will consist of a 30 acre regional park, fire station, and about 5 miles of public trails. Other public improvements for this development will be the realignment and improvement of Huber Rd and the incorporation of the Rudeloff/Strempel connection into the project. He said it took considerable time to figure out how to reflect all parties in the development agreement.

A motion was made by Councilmember Lievens, seconded by Councilmember Keller, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-106

b. [25-285](#)

Resolution of the City Council of Seguin, Texas approving the Five Year Capital Improvement and Financial Forecast; and declaring an effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell explained that a long-term financial plan helps demonstrate the City's dedication to sound financial management to the bond rating agencies. After the City adopted it's first Five Year Capital Improvement and Financial Forecast, its bond rating increase. Long-term financial planning identifies opportunities and challenges that the city may face. Mrs. Caddell noted that these plans often reflect losses but that is because every position requested is included in this forecast but are not approved to include in the budget. Mrs. Caddell presented the Five Year Capital Improvement and Financial Forecast.

Councilmember Lievens commented that he hopes that the sales tax revenue will increase at a much faster rate and Mrs. Caddell reminded that she forecasts revenue very conservatively.

Councilmember Gaytan thanked Mrs. Caddell for her presentation and asked how common it is to have a Five Year plan that reflects the City operating in a deficit. Mrs. Caddell said it is very common and has been presented that way with every plan. Councilmember Gaytan said that the City needs to directly control its spending or it will come out of residents pockets and he thinks it is important to have realistic budgets. Mrs. Caddell clarified that City Staff is starting the budgeting processes for next year right now and that staff does a very good job of continuing to operate with what the funding they have already.

Mayor Dodgen explained that this is pie in the sky forecasting, meaning if the City was to get every position and project approved, which does not happen when the budget is approved. She said that the City has done a very good job of not operating at a deficit. The forecast to actual budget is very different. Mr. Parker added that the law requires City's to have a balanced budget. Mrs. Caddell said that she would publish some of the older Five Year capital Improvement and Financial Forecasts so that City Council can compare the forecasts and actual budgets from prior years.

A motion was made by Councilmember Carter, seconded by Councilmember Rea, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-107

c. [25-287](#)

Ordinance on first reading amending the Fiscal Year 2025 Special Revenue Fund Budget of the City of Seguin, Texas and declaring an effective date. - Susan Caddell, Director of Finance

Finance Director Susan Caddell informed that there is a proposal from Halff for the engineering for realignment of a portion of the Walnut Springs Trail near Aldama Street later on this agenda. The budget amendment attached is to provide funding for this proposal, with a contingency added. Funding is provided through the Park Development Fund. An additional budget amendment is also included for a larger and more complete playscape project to be added to existing funding for the Manuel Castilla Park Playscape project. If these funds are approved to be added to the project, the total project cost will be \$950,000.

A motion was made by Councilmember Carter, seconded by Councilmember Eveld, that this Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

d. [25-282](#)

Resolution amending the Fiscal Year 2025 Schertz Seguin Local Government Corporation Budget Amendment. - Andrew McBride, Water Corporation General Manager

General Manager for the Schertz Seguin Local Government Corporation Andrew McBride explained that this budget amendment would fund projects approved by the SSLGC Board of Directors. He thanked Finance Director Susan Caddell for her assistance and announced that the City of Schertz is also considering this budget amendment at their City Council meeting this evening.

A motion was made by Councilmember Keller, seconded by Councilmember Lievens, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-108

e. [25-284](#)

Resolution authorizing the City Manager to enter into a Professional Services Agreement in the amount of \$59,730.00 with Halff & Associates, Inc. for the Aldama-Walnut Springs Trail Crossing; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Capital Projects & Engineering

Director of Engineering and Capital Projects Melissa Reynolds explained that pedestrians and cyclists currently using Walnut Springs Trail must use a 5' sidewalk and wait at a street light to cross at the Hidalgo Street and North Vaughan Avenue intersection. Providing a below-grade trail crossing will allow trail users to safely go underneath W. Kingsbury Street. This Professional Services Agreement is to provide engineering services required for the below-grade trail crossing. Funding for this has been identified from the Park Development Fund and was approved the evening in the Budget Amendment presented by Finance Director Susan Caddell.

A motion was made by Councilmember Rea, seconded by Councilmember

Gaytan, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-109

f. [25-297](#)

Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Professional Service Agreement in the amount of \$1,956,321.88 with Pape-Dawson Engineers, Inc. for the Guadalupe Street Reconstruction Project; and declaring an effective date. - Melissa Reynolds, PE, MPA, CFM, Director of Engineering & Capital Projects

Director of Engineering and Capital Projects Melissa Reynolds reminded that the Master Thoroughfare Plan has identified this section of Guadalupe Street as a Collector Roadway. Guadalupe Street Reconstruction Project includes right-of-way acquisition, street reconstruction, pedestrian facilities and utility upgrades. Mrs. Reynolds informed that seven statements of qualifications for Professional Services were received and recommended award of this project to Pape-Dawson Engineers.

A motion was made by Councilmember Gaytan, seconded by Councilmember Evelt, that this Resolution be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

Enactment No: RES 2025R-110

g. [25-281](#)

Public Hearing and Ordinance on first reading ordaining the City's participation in the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code (Act), providing tax incentives, designating a liaison for communication with interested parties, and nominating Caterpillar Inc. to the Office of the Governor Economic Development & Tourism (EDT) through the Economic Development Bank (Bank) as an Enterprise Zone Project (Project). - Josh Schneuker, Director of Economic Development

Seguin Economic Development Corporation Alora Wachholz explained that this ordinance would nominate Caterpillar as an eligible company for the Texas Enterprise Zone Project. Companies may be nominated by their community and nomination makes the business eligible for tax reimbursements of state funds, not local funds. Caterpillar is projecting an additional \$30M investment in Seguin with a moderate employment increase as the upgrade and modernize their assembly line equipment. City of Seguin has nominated companies to be eligible before, but did so by resolution. The State changed the program requirements and now requires the nomination to be by ordinance.

Mayor Dodgen opened the Public Hearing at 6:40 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:40 P.M.

Councilmember Carlsson asked what Caterpillar is receiving in tax reimbursements currently and Mr. Parker answered that their original reimbursements have expired and they currently receive no incentives from the City.

Mayor Dodgen clarified that this would allow them to be eligible for reimbursement of state funds, not for City of Seguin revenue.

A motion was made by Councilmember Keller, seconded by Councilmember Lievens, that this Ordinance be approved on first reading to the City Council, due back on 5/20/2025. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

h. [ZC 05-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughan Ave., Property ID: 46260, (ZC 05-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for the property located at 218 N. Vaughan Ave. The property is the site of an existing single-family residential home. The property owner of this tract also owns the commercial property to the south and has requested to rezone the property to Commercial to expand the parking lot for the existing business, Varsity Inn. She stated that because the lot is so small, it limits its commercial uses because it must meet city standards. Mrs. Centeno informed that Planning and Zoning did recommend approval of the zone change and that the Future Land Use Plan does support Commercial zoning at that location.

Mayor Dodgen opened the Public Hearing at 6:46 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:46 P.M.

Councilmember Gaytan said parking for Varsity Inn is currently limited to front and back of the building.

Councilmember Lievens commented that years ago there was parking on the side of the building but the hair salon that is there now took the side parking away.

Councilmember Gaytan stated that it would be nice to see more investment made and Mrs. Centeno said that the intent is to remove the existing structure to expand the parking lot, which must be paved to meet code.

A motion was made by Councilmember Lievens, seconded by Councilmember Rea, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- i. [ZC 06-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for the property located at 3511 N. Austin Street. The property is the site of an existing single-family residential home. The applicant has requested to rezone the property to Commercial to convert the site from a residential use to a commercial use, allowing for a small scale business because it is a smaller lot. She apprised that Planning and Zoning did recommend approval of this request at their meeting in April.

Mayor Dodgen opened the Public Hearing at 6:51 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:51 P.M.

**A motion was made that this Zoning Ordinance be approved on first reading.
The motion carried by the following vote:**

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

- j. [ZC 07-25 CC](#) Public Hearing and Ordinance on first reading to consider a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno acknowledged that the City received a zoning change request for the property located at 902 N. Austin Street. The property is the site of a historic single-family residential home. The applicant has requested to rezone the property from Single Family Residential to Neighborhood Commercial to convert the site from a residential use to a small-scale commercial use. The property is located within the Downtown Core district of the Future Land Use Plan, which supports neighborhood commercial land uses if it promotes walkability and pedestrian interaction. She said that the Planning and Zoning Commission recommended approval of this request at their meeting in April.

Mayor Dodgen opened the Public Hearing at 6:54 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 6:54 P.M.

Mayor Dodgen announced that she was excited that the house will be utilized and revitalized.

Councilmember Lievens added that the proposed use is to be a real estate office.

A motion was made by Councilmember Gaytan, seconded by Councilmember Keller, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

k. [ZC 08-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Public (P) to Multi-Family Low Density (MF-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755 (ZC 08-25). - Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno announced that she received a zoning change request for a vacant, undeveloped property located in the 700 block of Jefferson Avenue, adjacent to Jefferson Elementary. The property is approximately 2.53 acres. The parcel has been zoned Public since its original zoning in 1989. The applicant has requested to rezone the property to Multi-Family Low-Density (MF-1, allowing up to 6 units per acre) for a proposed build-to-rent community. The applicant previously submitted a request to rezone the property to Multi-Family 2 (MF-2, allowing up to 12 units per acre). Following the public hearing at the Planning & Zoning Commission, in which many residents raised concerns about the proposed development, the Planning & Zoning Commission recommended denial of the request to rezone the property to MF-2. The applicant withdrew the previous application and submitted a request for the lower density multi-family zoning designation of MF-1. Mrs. Centeno informed that the Future Land Use Plan supports low density multifamily and that the maximum height is consistent with single-family residential zoning districts, which is 2 ½ stories (up to 30'). Most neighboring properties to this parcel are Single Family Residential, but there is some multifamily property further south and west of this parcel as well as an old mobile home park across the street. Mrs. Centeno noted that there was opposition from the public at both public hearings held by the Planning and Zoning Commission but that the Commission voted in favor of the zone change request by a vote of 7-1.

Mayor Dodgen opened the Public Hearing at 6:58 P.M.

Juli Morrison, 778 Baker St, informed that she lives on the block behind this property and has been a resident of Seguin for fifty years. She opined that this area deserves protection and care, not multifamily housing. She stated that there are at least 10 other multifamily housing developments less than a mile from this property. She gave census statistics for her block number to illustrate that this block is already more dense than the state and county averages, without factoring in the 457 new units being built at the corner of N. Vaughan and San Antonio Avenue. She stated that the only other area of town that is more dense than this block is downtown. She spoke in opposition to the multifamily development stating that they need to limit congestion and preserve the neighborhood's character by building new, high quality homes. She asked City Council why traffic studies and environment impact analysis were not completed, where they expect the additional vehicles to park. She also asked City Council to consider the safety of the children walking home from Jefferson Elementary

and urged City Council to reject the zoning request.

Susan Gerth, 767 Baker Street, said that she agrees with Mrs. Morrison who summed up everything she wanted to say very well. Mrs. Gerth commented that she opposes this development. She shares a property line with this parcel and is highly concerned about it being in her back yard and density of people.

Mark Warfield, 761 Baker St, said he is representing 92 year-old mother, who suffered from a fire at her home in 2018 at this address. He shared that his mother is opposed to the zoning request and has stated so twice before and does not want to have to do it again. He suggested that Seguin is losing its small town charm from the growth he witnessed this year. He would like his mother to live out her final years in her neighborhood without added congestion and noise.

Armando Avalos, 837 Jefferson, said that he lives a daily nightmare as he is located parallel to Jefferson Elementary. He opined that people do not care when they drive down his street, and speed down that street regularly, without regard to anyone walking on the street. He stated his strong opposition to the zone change, citing that it would increase traffic and put the children walking home from school in greater danger.

Franklin Hayes, 308 S. Erkel Ave, said that he lives in a home that is designated a State of Texas Historical Landmark and that he and his wife are fortunate to have careers that leave them with disposable income. They have improved a historical home to preserve the unique character of neighborhood, frequently visit locally owned businesses and cherish community and quality of life that Seguin offers. He commented that he has heard that the developer is from Seguin, but offered that he does not consider them local unless they live in his neighborhood because the developer will not be effected by the zone change if he doesn't live there, specifically the addition of transient people that rent. He announced that they currently have meth addicts knocking on doors looking for hand outs, wanted felons, and domestic disputes in the neighborhood. He opined that allowing apartments will bring more similar problems and declared the current residents do not want any more of those problems. Mr. Hayes asked that the City learn from the mobile home park and not repeat their mistake. He reiterated that his family has the means to live in other cities but chose Seguin for its quality of life. If the quality of life declines, he said he will consider living somewhere else. Lastly, he reiterated that he is strongly opposed to the zone change request.

There being no other public comments, Mayor Dodgen closed the Public Hearing at 7:12 P.M.

Councilmember Gaytan announced that this zone change request is for property located in his District. He thanked his constituents for having the courage to speak in opposition of the request and for taking the time to do so as it does make a difference. He announced that he was opposed to the zone change for reasons the residents articulated. He questioned if the City is going to foster growth of historic neighborhoods by revitalizing them up or if the City is going to let it decline, turning it into a large rental pool. Councilmember Gaytan acknowledged that rental dwellings are needed but understands the importance of preserving this historical neighborhood. He also acknowledged Goldie May McKinney, resident of this neighborhood for 36 years, stating that her back yard is directly adjacent to the property requesting the zone change.

Councilmember Carlsson asked the developer to explain what he intends to do on the

property, the estimated construction period, and what the median income would be of the potential tenants. The developer, Mitchell James, 502 N. Austin Street, said that the intent is to develop a pocket neighborhood with fluid landscaping and that the units would be single family detached units. Councilmember Carlsson also asked how his proposed development would affect traffic patterns and parking. Mr. James answered that each unit would provide off-street parking for its tenants. Councilmember Carlsson suggested that the community came organized to speak on the proposed zone change but the developer was not prepared.

Councilmember Eveld said hello to his former neighbors as he used to live in this neighborhood. He questioned where else on the zoning map surrounding the proposed zone change currently has a multifamily zoning. He stated his strong opposition to the development and said it should default to revitalizing single-family homes as multifamily units would lower the quality of life in that neighborhood.

Mayor Pro Tem Carter announced that she appreciates anyone with a vision, but the proposed vision doesn't seem to fit in the neighborhood the developer wants to build it in. She declared that it is City Council's responsibility to listen to the residents. Mayor Pro Tem Carter said that she agreed with everything that the public mentioned this evening, except the disrespect to residents who live in mobile homes. She reiterated that it looks like the project the developer wants to build is not a good fit for where they want to build it.

Councilmember Lievens said he likes to give thanks to those that want to invest in Seguin, especially those that want to develop infill lots. He also commented that he values property owners rights and community input and that is what is swaying his decision most this evening. He said he is not sure that he can support the project.

Councilmember Biesenbach asked how many homes they plan to build on the property and Mr. James answered between 14-15 units, each with their own one or two car garage

Mr. James thanked City Council for their input and said that knowing what the community and City Council is looking for will help him to refine his plan.

A motion was made by Councilmember Eveld, seconded by Councilmember Gaytan, that this Zoning Ordinance be denied. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

I. [ZC 10-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 1022 Tabernacle St., Property ID: 38451, (ZC 10-25).
- Pamela Centeno, Director of Planning & Codes.

Director of Planning and Codes Pamela Centeno explained that the City received a zoning change request for the property located at 1022 Tabernacle. The property is the site of an existing single-family residential home that was grandfathered on a commercially zoned property. The home has been vacant for an extended period of time and has lost its legal nonconforming status. The applicant has requested a

*zoning change to R-1 to
bring the existing home into compliance with the City's land use regulations*

Councilmember Lievens excused himself from the dais at 7:30 P.M.

Mrs. Centeno said that the Planning and Zoning Commission voted unanimously to recommend approval of this zone change request.

Mayor Dodgen opened the Public Hearing at 7:31 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:31 P.M.

A motion was made by Councilmember Rea, seconded by Councilmember Keller, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Councilmember Lievens

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Evelt, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

m. [ZC 11-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25). - Pamela Centeno, Director of Planning & Codes

Councilmember Lievens returned to the dais at 7:32 P.M.

Director of Planning and Codes Pamela Centeno informed that the City received a zoning change request for a vacant, undeveloped property located at the southeast corner of SH 123 and Timmermann Road to be rezoned from A-R and R-2 to Commercial. The applicant is proposing a development with commercial, multi-family, and single-family residential land uses. The previously zoning changes for the proposed development were approved in May of 2022. At that time, only the corner was proposed for commercial development. The applicant is requesting to expand the commercial zoning further south along the frontage of SH 123. Mrs. Centeno reported that the Planning and Zoning Commission recommended approval of this request.

Mayor Dodgen opened the Public Hearing at 7:34 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:34 P.M.

Councilmember Carlsson asked if there is another traffic light proposed at SH123 and Timmermann Road and Mrs. Centeno confirmed there is one planned. He opined that SH123 is going to look like SH46 before long, full of traffic and red lights.

Councilmember Lievens commented that a traffic light is better than not having one there. He also stated that he found it unfortunate that Navarro ISD is baring the expense of the traffic improvements and not the other developers. Mrs. Centeno stated

that the first one to develop is the one that must make the improvements and the City does cannot control a developers timeline for development.

A motion was made by Councilmember Lievens, seconded by Councilmember Rea, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

n. [ZC 12-25 CC](#)

Public Hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID: 52343, (ZC 12-25). - Pamela Centeno, Director of Planning & Codes

Director of Planning and Codes Pamela Centeno informed that City of Seguin received a zoning change request for a vacant, undeveloped property located at the southeast corner of SH 123 and Timmermann Road. The applicant is proposing a development with commercial, multi-family, and single-family residential land uses. The previously zoning changes for the proposed development were approved in May of 2022. At that time, the applicant proposed commercial and single-family residential land uses. The applicant is requesting to add an area for multi-family development in between the proposed commercial and single-family residential developments, rezoning from R-2 to MF-3. This would allow up to 20 units per acre.

Councilmember Gaytan excused himself from the dais at 7:38 P.M.

Mrs. Centeno said multi-family land uses are acceptable if near intersections of two arterial streets, or near schools or major employers. Multi-family land uses in these districts should also be focused on walkability to nearby amenities. Lastly, she informed that the Planning and Zoning Commission recommended approval of this zone change request.

Mayor Dodgen opened the Public Hearing at 7:39 P.M.

There being no public comments, Mayor Dodgen closed the Public Hearing at 7:39 P.M.

After the vote was called, Councilmember Gaytan returned to the dais at 7:40 P.M.

A motion was made by Councilmember Eveld, seconded by Councilmember Rea, that this Zoning Ordinance be approved on first reading. The motion carried by the following vote:

Excused: 1 - Councilmember Gaytan

Presiding: 1 - Mayor Dodgen

Aye: 7 - Councilmember Rea, Councilmember Eveld, Councilmember Lievens, Councilmember Carlsson, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

9. EXECUTIVE/CLOSED SESSION

Mayor Dodgen convened into Closed Session at 7:40 PM and announced that item 9a. will not be discussed during Closed Session.

- a. [25-250](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.087 (Deliberation Regarding Economic Development Negotiations): (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; and (2) To deliberate the offer of a financial or other incentive to a business prospect.
- Project Vaquero
 - Downtown Historic District:
 - Leos Marketing, LLC - Corner of W. Donegan and S. Camp Streets, ("The Canopy")
- b. [25-290](#) Pursuant to Texas Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation regarding Property Negotiations) to deliberate and/or consult with and seek advice from its attorney(s) regarding approximately 162 acres of land along and near FM 725 within the corporate limits of the City of Seguin.
- c. [25-291](#) Pursuant to Texas Local Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) regarding the purchase and/or value of real property located along Kingsbury Street on the SEDC 121 Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.
- d. [25-298](#) Pursuant to Texas Local Government Code Sections 551.071 (Consultation with Legal Counsel) and 551.072 (Deliberation Regarding the Purchase and/or Value of Real Property) regarding the purchase and/or value of real property located along Martindale Road on the FM 20 and Hannah Heights Project in Guadalupe County, Texas. Possible action(s) may follow in Open Session.

10. Reconvene into Open Session and Take Action on Closed Session Items if necessary

Mayor Dodgen reconvened into Open Session at 8:04 P.M.

- 25-324** Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Gary Wayne Minnich related to the acquisition of approximately 1,2315 acres of permanent utility easement, and 1,6993

acres as a temporary construction easement, for the FM 20 and Hannah Heights Water Main Project, as presented in Closed Session.

A motion was made by Councilmember Keller, seconded by Councilmember Rea, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

25-323

Authorize the City Manager to execute a Purchase Agreement between the City of Seguin and Steadfast Enterprises, LLC, related to the acquisition of approximately 0.17 acres of permanent utility easement, and 0.17 acres as a temporary construction easement, for the SEDC Project 121 Water Line Project, as presented in Closed Session.

A motion was made by Councilmember Carlsson, seconded by Councilmember Biesenbach, that this Action Item be approved. The motion carried by the following vote:

Presiding: 1 - Mayor Dodgen

Aye: 8 - Councilmember Rea, Councilmember Evelt, Councilmember Lievens, Councilmember Carlsson, Councilmember Gaytan, Councilmember Carter, Councilmember Keller, and Councilmember Biesenbach

11. Adjournment

Mayor Dodgen adjourned the meeting at 8:06 P.M.

Donna Dodgen, Mayor

ATTEST:

Kristin Mueller, City Secretary