



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

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Tuesday, February 10, 2026

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

- a. [26-027](#) Approval of the Planning and Zoning Commission Minutes of the December 9, 2025 Regular Meeting.

**Attachments:** [12.09.25 PZ Mins draft](#)

- b. [26-028](#) Approval of the Planning and Zoning Commission Minutes of the January 13, 2026 Regular Meeting.

**Attachments:** [01.13.2026 PZ Meeting mins draft](#)

4. **Public Hearing and Action Item**

[ZC 03-26](#) Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46 and Jefferson Ave., Property ID: 52779, (ZC 03-26)

**Attachments:** [ZC\\_03-26 Staff Report and Maps](#)

5. **Adjournment**

*I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 4th day of February 2026 at 10:00 a.m. Said place is readily accessible to the General Public.*

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Francis Serna  
Recording Secretary

*The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.*



Meeting Minutes

Planning & Zoning Commission

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Tuesday, December 9, 2025

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 December 9, 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:** 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

3. Approval of Minutes

[25-665](#)

Approval of the Planning and Zoning Commission Minutes of the October 14, 2025 Regular Meeting.

**A motion was made by Vice Chair Davila, seconded by Commissioner Windle, that the minutes of the October 14, 2025 P&Z meeting be approved. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. [VAR 07-25](#)

A request for a variance to Chapter 6 Sign Requirements, Section 6.5.7 Pole Signs: Single-Tenant, Height Requirements, for the property located at 3740 SH 46 N, Property ID: 202198, (VAR 07-25)

*Kyle Warren presented the staff report. He stated that the applicant is requesting a variance to the sign height requirement for a pole sign. He explained that Chapter 6, UDC allows a for a 25' pole signs for signs not located on IH-10 or SH 130. The applicant is requesting to construct a 30' pole sign for McDonald's located on Hwy. 46.*

*Mr. Warren pointed out that the property is bordered by residential to the south and west, and Commercial to the north. In addition, the property across Hwy. 46 is pending annexation. Mr. Warren stated that the request does not meet the required criteria for a hardship. He informed the Commission that no letters for or against the request were received.*

*The regular meeting recessed, and a public hearing was held. Vanessa Ennriquez, 202 Scarlet Oak Creek stated that her property is adjacent to the new development. He felt that approving the request will set a precedent for future development. She expressed concerns regarding brighter lights and stated she was opposed to the request. There being no additional responses from the public the regular meeting reconvened for action.*

*The Commission briefly discussed the newly adopted Sign Ordinance.*

**A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the Variance request (VAR 07-25) be denied. The motion carried by the following vote:**

**Nay** 1 - Hernandez

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

**b. [ZC 21-25](#)**

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678. (ZC 21-25).

*Pamela Centeno, Director of Planning & Codes, presented the staff report. She explained the property is currently going through the annexation process and the applicant has requested a zoning designation of Single-Family Residential (R-1).*

*Mrs. Centeno further explained the R-1 zoning designation and pointed out the neighboring properties that are within the city limits with the same zoning designation. Mrs. Centeno went on to note the property's location within the city's Future Land Use Plan and noted that the Suburban Residential district does support residential development. Mrs. Centeno briefly touched on the development process and explained that any proposed development will be required to follow all the city's development standards.*

*Mrs. Centeno went over the criteria for a zoning change to the Commission and noted the Capital Projects & Engineering department's plans to extend E. Martindale Rd, but stated that she does not know the status or timing of the project. Mrs. Centeno then touched on the comment form that was received back from the property owner who is within 200' of the property and within the city limits, stating the resident was opposed because it would take away from the open rural view behind their home. The comment form also cited traffic, drainage, infrastructure strain, and the development not fitting the character of the area as reason for opposition. Mrs. Centeno also pointed out that comment forms were received from six (6) properties that were not within the 200' notification area. While written comment forms are only accepted for the record from property owners within the 200' notification area, Mrs. Centeno informed the Commission of the concerns expressed: traffic, sewer and water capacity, public infrastructure, emergency services, and a concern for the existing wildlife on the property. Commissioner Jones asked if notifications were sent to the properties to the north and south of the subject property. Mrs. Centeno stated that only properties within the city limits are notified.*

*The regular meeting recessed, and a public hearing was held. Trevor Tast, TX2 Engineering, representing the developer, addressed the Commission. Mr. Tast touched on the proposed project at the location and noted the steps and infrastructure needs*

that would need to be done for this project. Commissioner Jones inquired about the ponds on site. Mr. Tast stated that they are aware of them and the geo technician will account for this. Doug Mannel, 124 Spanish Oak, addressed the Commission, he stated his concern for the increase in traffic within the area and noted a spring that was impacted with a past project within the area. Logan Leatherwood, 1430 E. Martindale Rd. addressed the Commission, she noted her concern over traffic and touched on the existing road within the area and pointed out the concern for the increase in traffic flow with the elementary school, and how the alignment of the driveway will cause vehicle headlights to shine on her and her neighbors' homes. Ms. Leatherwood concluded by stating that she is opposed to the request. John Kiser, 1850 E. Martindale Rd. also addressed the Commission, Mr. Kiser asked if a traffic study was done and asked about the expansion of Martindale Rd. and noted his concern about the increase in traffic and density within the area. Steve Callegari, 228 Lone Oak St, addressed the Commission and noted his concerns about traffic congestion and pointed out the current state of Martindale Rd. There being no other responses from the public, the regular meeting was reconvened.

Commissioner Pedigo asked staff if there are plans for road improvements within the area. Mrs. Centeno informed the Commission that there are plans for it but the timeline and status of the improvements are not known to the Planning Department. Mrs. Centeno went on to brief the Commission regarding the process for a traffic impact analysis (TIA) and the Master Throughfare Plan (MTP) within the area. The Commission discussed the TIA and what it would be based on. Mrs. Centeno touched on the TIA process and noted the TIA would determine what improvements would need to be made by the developer to allow for the proposed density. Commissioner Jones asked what would happen if the property were not annexed and stayed in the County. Mrs. Centeno stated that development would follow the development standards for properties in the County. Commissioner Silvius asked what safeguards the city would have if it was approved to R-1. Mrs. Centeno stated the Unified Development Code (UDC) would be the safeguard and regulate the development, as conditions cannot be placed on the R-1 zoning designation. Commissioner Schievelbein inquired about when water capacity is looked at. Mrs. Centeno stated that this would happen during the development process.

**A motion was made by Commissioner Pedigo, seconded by Commissioner Hernandez that zoning designation to ASingle Family Residential (R-1) be recommended for approval.. The motion carried by the following vote:**

**Nay** 3 - Jones III, Rizo, andSilvius

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Schievelbein, andWindle

**c. [ZC 22-25](#)**

Public hearing and possible action on a request for a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806, (ZC 22-25)

Kyle Warren, Planner, presented the staff report. He stated that the owner is requesting a zoning change to subdivide and develop a new neighborhood of single-family residences.

The property is a 68.047-acre lot bordered by Single Family Residential, Commercial, Light Industrial, Mobile Home Park, and Agricultural Ranch zoning types. The property is in the Suburban Residential category of the FLUP which supports Single-Family

zoning. The property has 1,600 feet of frontage on Rudeloff Road for access. He added that there are two safety and general welfare issues which include additional traffic generated in the area, and the fact that the western 1/3 of the property was in the 100-year floodplain.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential.

He informed the Commission that two letters were received in opposition were received. The comments highlighted concerns about increase in traffic, lack of water supply, and loss of farmland. He clarified that the city would service the area and would have to sign off on a utility service form for water service at time of platting.

The regular meeting recessed, and a public hearing was held. The applicant, John McKiset approached the Commission and stated that the proposed development would be a similar subdivision to the surrounding areas. He stated water supply would be taken into consideration.

Jake Sloan, stated he was in favor of the request, and that more homes was a good thing for Seguin. There being no additional responses from the public the regular meeting reconvened for action.

**A motion was made by Commissioner Silvius, seconded by Commissioner Pedigo, that the zoning change from Agricultural Ranch (AR) to Single Family Residential (R-1) be recommended for approval.. The motion carried by a unanimous vote.**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

d. [ZC 23-25](#)

Public hearing and possible action on a request for a zoning designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628. (ZC 23-25).

Armando Guerrero, Planning Manager, presented the staff report. He explained that the subject property consists of approximately 132.993 acres and is currently in the process of annexing into the city. The requested Public (P) zoning designation zoning is intended to support the development of a new Technical College campus.

Mr. Guerrero further explained that the properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential, and while public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

Mr. Guerrero added that access will be from State Hwy 46 and Cordova Rd. Any additional proposed access points or improvements connecting to SH 46 or Cordova will require review and approval by TXDOT and the City.

Commissioner Jones inquired about the student count and traffic at this location.

Mr. Guerrero noted that figures for future student count are not currently known and that traffic impacts and road realignment will be reviewed by the Engineering Department.

*The regular meeting recessed, and a public hearing was held. Shelly Turner, P.O. Box 31988 New Braunfels, Texas 78131, addressed the Commission. She requested some clarification on the notification map she received. Mr. Guerrero clarified that the buffer shown on the notification map received unintentionally displayed hash marks within the 200' buffer notification shown, and the zoning designation request does not involve her property or the properties the buffer touches. 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 designation to Public (P) be recommended for approval. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

e. [ZC 24-25](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25)

*Kyle Warren, Planner, presented the staff report. He stated that this was the 4th rezoning attempt for this property as the previous three were either denied or withdrawn. The owner requested to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.*

*Mr. Warren stated the property is a 2.53-acre lot bordered by single family residential, Mobile Home Park, and Public zoning types. The property is in the Traditional Residential category of the FLUP which highly supports Single-Family zoning. The access to the property is its 340 feet frontage on Jefferson Avenue. Lastly, he mentioned that the maximum number of units per acre was 8 though a more realistic outcome after right-of-way dedication was 5 units.*

*The only safety or general welfare issues that were identified was additional traffic generated in the area.*

*Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well. The proposed use of single-family homes would also provide walkability to the nearby Jefferson elementary.*

*Mr. Warren added that three letters were received against the case and one in favor. The submittals highlighted concerns about more traffic, potential for noise pollution, and a departure from the traditionally larger lots found in the areas. He also passed out all letters for and against to the commission for further review.*

*The regular meeting recessed, and a public hearing was held. The applicant, Preston James, approached the Commission and stated that Mr. Warren had given a thorough presentation, and that the target number of units per acre was 5 to 6. Chair Felty thanked Mr. James for his patience with the process.*

*Susan Gerth, 767 Baker stated that she hopes the proposed development will be in similarity to the surrounding single-family homes.*

*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 Pedigo, that the zoning change from Public (P) to Single Family Residential (R-1) be recommended for approval.. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

**f. [ZC 25-25](#)**

Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25).

*Armando Guerrero, Planning Manager presented the staff report. He stated that the request for Light Industrial if for an 18.049 acres property located south of Beechcraft Lane and Rudeloff Rd. The vacant property contains the original zoning designation since the 2001 annexation. He gave a brief overview of the uses allowed in Light Industrial zoning.*

*Mr. Guerrero pointed out that Light Industrial is not compatible with existing and permitted uses in the area. He added that to the south is the Hiddenbrooke Subdivision, the north is an undeveloped Light Industrial tract and to the east of the property is the Huber Airpark zoned as Planned Unit Development. He explained that although there are similar zoning designations for Light Industrial zoning when annexed in 2006. The LI zoning designation for the properties were based on their existing use at the time of annexation. The property is in the Suburban Residential District of the Future Land Use Plan and development should consist of suburban style single-family neighborhoods that range in housing types and densities. In addition, the property does not have legal street frontage. A legal access would be required to be provided by plat, plat variance, or easement prior to any development.*

*Mr. Guerrero noted that at the time of development for Hiddenbrooke Unit 4, Griffith Drive will be extended to the property boundary during the phasing and provide legal streets access to the property. Ingress and egress to the property will require passage through the Hiddenbrooke Subdivision neighborhood.*

*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 Windle, seconded by Commissioner Schievelbein, that the zoning change from Agricultural Ranch (AR) to Light Industrial (LI) be recommended for denial. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

**g. [ZC 26-25](#)**

Public hearing and possible action on a request for a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25).

*Commissioner Wayne Windle recused himself.*

*Armando Guerrero presented the staff report. He stated that the applicant is requesting Neighborhood Commercial to allow a dance studio at 919 N. Guadalupe St. The property is currently being utilized by the Seguin Youth Services, a nonprofit*



organization. The proposed dance studio will operate within the existing building and utilize the existing parking lot. However, if any changes to the building are proposed for the property, the site will be required to meet the development requirements for the proposed changes and use.

He added that the property is located in the Traditional Residential District which encourages neighborhood commercial use if contributing to the districts walk ability and vehicle circulation. The property will access the existing driveway off Guadalupe St.

Mr. Guerrero stated that the request is consistent with the future land use plan, compatible with existing and permitted uses of surrounding property. There were not adverse impacts on surrounding properties or natural environment. The proposed zoning follows a logical and orderly pattern and no public health, safety or welfare issues were identified. No letters in support or opposed were received by staff.

The regular meeting recessed, and a public hearing was held. Wayne Windle spoke in support of the request. There being no additional responses from the public the regular meeting reconvened for action.

**A motion was made by Commissioner Pedigo, seconded by Vice Chair Davila, that the zoning change from Public (P) to Neighborhood Commercial (NC) be recommended for approval. The motion carried by the following vote:**

**Recused** 1 - Windle

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

## **5. Adjourn**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:08 p.m.**

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**Patrick Felty, Chair**  
**Planning & Zoning Commission**

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**Francis Serna**  
**Recording Secretary**





# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### Planning & Zoning Commission

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Tuesday, January 13, 2026

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 January 13, 2026 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

**Present:** 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, John Flores, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

#### 2. Roll Call

**Present:** 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, Wayne Windle, and John Flores

#### 3. Action Items

##### a. [26-002](#)

A motion was made by Vice Chair Davila, seconded by Commissioner Jones, that Patrick Felty be appointed as Planning & Zoning Chair. The motion carried by the following vote:

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

##### b. [26-003](#)

A motion was made by Commissioner Jones, seconded by Commissioner Rizo that Eddie Davila be appointed as Planning & Zoning Vice-Chair. The motion carried by the following vote:

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

#### 4. Public Hearings and Action Items

##### a. [ZC 01-26](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at the 15700 Blk of FM 725, Property IDs: 58174 & 58287,

(ZC 01-26).

Armando Guerrero, Planning Manager, presented the staff report and informed the Commission that the requested 16-acre portion is located along the frontage of FM 725 and is part of two tracts of land totaling 162.423 acres. The tracts have contained the Single-Family Residential (R-1) zoning designation since their time of annexation in 2018 and have remained undeveloped. Mr. Guerrero pointed out the existing commercial use within the area and explained that Neighborhood Commercial (NC) zoning allows low-impact commercial use that is intended to serve the neighboring residence and residential developments within the area but could also be utilized for residential use as well.

Mr. Guerrero stated that the retail uses would consist of small scale, limited impact commercial, retail, and personal service. Residential use would follow the residential development standards, both uses and development types will be required to meet the city's development requirements which include but are not limited to landscaping, platting, parking requirements, traffic impact analysis, drainage mitigation, etc. Mr. Guerrero pointed out that the 16 acres is within the Suburban Residential district of the City's Future Land Use Plan, which encourages neighborhood commercial use if compatible with adjacent homes. Mr. Guerrero added that any proposed access points from FM 725 will require review and approval by TxDOT.

The regular meeting recessed, and a public hearing was held. Lonnie Eaves, the applicant representing the owner stated he was available to answer questions. Commissioner Jones inquired about the proposed uses for the commercial zoning. Mr. Eaves noted at this time the owners are considering offices, medical offices, and maybe retail. Tonya Gantt, 15881 FM 725 stated her concerns about increase in traffic within the area and in addition to drainage issues, wildlife, and taxes that may be impacted by the development. There being no additional responses from the public the regular meeting reconvened for action.

Commissioner Silvius mentioned traffic concern within the area and noted that the development may trigger calming measures within the area. Jennifer Shortess, Assistant Director of Capital Projects & Engineering, addressed the Commission and noted the reduced speed limit for that area was based on a past speed study and added that other developments may trigger signalization at the intersection of Pronghorn Trail. She stated that she is not aware of any future TxDOT improvements for FM 725. Commissioner Windle inquired if residential and commercial zoning have the same impact on traffic, Ms. Shortess stated that the different uses are evaluated differently. The Commission inquired if Neighborhood Commercial (NC) zoning would allow a residence on the second floor and commercial use on the first floor. Pamela Centeno, Director of Planning & Codes addressed the Commission and confirmed that Neighborhood Commercial allows for second floor residential use with commercial on the first. She added that the property in question has a development agreement with the city for a proposed residential development. Ms. Centeno said that the lot size being proposed for the residential development will be larger and vary in size. She informed the Commission that the minimum lot size being proposed is 10,000 square feet and noted the city's minimum lot size for an R-1 lot is 5,000 square feet.

**A motion was made by Vice Chair Davila, seconded by Commissioner Silvius, that the zoning change to Neighborhood Commercial (NC) be recommended for approval. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

**b. [ZC 02-26](#)**

Public hearing and possible action on a request for a zoning change from Agriculture-Ranch (AR) to Commercial (C) for the property located near the northeast corner of SH 46 and Rudeloff Rd., Property ID: 121704, (ZC 02-26)

*Kyle Warren, Planner, presented the staff report. He explained that the subject property consists of approximately 0.18 acres and is currently zoned Agricultural Ranch (AR). The requested Commercial (C) zoning designation is requested by the applicant is for a proposed gas station. The property would then be platted into the existing commercial lot to the west.*

*Mr. Warren stated that the property is in the Future Land Use Plan category which recommends Local Commercial, which is only somewhat supportive of Commercial zoning and that any considered use should be appropriate with the scale of nearby residences and neighborhood commercial uses.*

*Mr. Warren gave an overview of the surrounding zoning . He pointed out Commercial to the west along SH 46 with a nearby Valero gas station, and south across Rudeloff Rd., the Mill Creek Crossing Single Family Subdivision to the north, and Agricultural Ranch to the east. He added that access will be from State Hwy 46 and Rudeloff Rd.*

*Commission Chair Felty inquired about the paved ingress to the south, asking why the eastern portion of the entrance, zoned Agriculture Ranch as well, was not included in the zone change.*

*Mr. Warren noted that flatwork, in the form of a paved entry, does not constitute a zone change, and could be done in Agriculture Ranch zoning.*

*Commission Chair Felty then asked why the portion being zoned to commercial wasn't only considered flatwork for the proposed parking of the gas station.*

*Mr. Warren explained that platting a portion of Agriculture ranch of .18 acres would be illegal, as the minimum for lot size in Agricultural Ranch zoning is 10 acres.*

*Commissioner Jones, III asked if the portion abutting the zoning change zoned Single-Family Residential would require screening from future commercial development.*

*Mr. Warren and Armando Guerrero advised that screening is required if a residence was located on the residential property.*

*The regular meeting recessed, and a public hearing was held. Kiew Kam, the applicant stated that the proposed zoning request, if approved, would lead to the construction of a 7-Eleven gas station. He told the Commission he had renderings to show if needed and could answer any questions about the project. There being no additional public comments, the public hearing was closed.*

**A motion was made by Commissioner Jones, seconded by Commissioner Schievelbein, that the zoning change to Commercial (C) be recommended for approval. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

**c. [ZC 03-26](#)**

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46 and Jefferson Ave., Property ID: 52779, (ZC 03-26)

*Kyle Warren presented the staff report. He stated that the vacant property located near the SE corner of SH 46 and Jefferson Ave is zoned Commercial and Single Family Residential 2 on 15.005 acres out of the total 30.597 acres. The applicant is proposing to construct a high density apartment complex. He pointed out that an additional buffer would be required with 10' for the first story and 5' for each additional story.*

*Mr. Warren gave an overview of the surrounding properties. He said the property is located in both Traditional Residential and Commercial Corridors of the Future Land Use Plan and MF-3 is not recommended due to density. Mr. Warren pointed out the four multi family properties located north and northeast across from the property on Jefferson Avenue. He said the code states it is best to avoid more than 25 acres of contiguous land having a multifamily component. Mr. Warren pointed out that the property is within walking distance of TLU and has a bus stop nearby on Jefferson Avenue to support the argument of walkability for the added density. In addition, the adjacent multifamily zoned areas are within the University Center which is supportive of high density multifamily development.*

*He informed the Commission that two letters in opposition were received with concerns of drainage issues due to Pecan Grove Apartments.*

*Commissioner Felty expressed concerns of increase of traffic on Jefferson Avenue. The Commission and staff discussed density for multi family zoning and units per acre. Kyle Warren stated that MF-1 allows 6 units per acre, MF-2 allowed 12 units per acre, and MF-3 allows 20 units per acre. Mr. Warren added that the multi family development is required additional buffers per floor on the east side of the development adjacent to single family zoning. Commissioner Jones inquired about accessibility to the single family residences. Jennifer Shortess informed the Commission that with the size of development, they would need to follow fire codes with two entry and exit points. She added that Volunteer St. does not currently meet fire code standards. The development would likely connect to Jefferson Ave. and Hwy. 46. She added that a TIA study would be required for a third access point through the single family residential property. She added that increase in traffic could possibly allow for improvements to intersections and Jefferson Ave. Ms. Shortess noted that the City was awarded a grant through AMPO which will provide a shared use path on the east side of Hwy. 46., from TLU to Jefferson Avenue. She felt the site would be well suited for TLU, AJB and Rodriguez Elementary.*

*The regular meeting recessed, and a public hearing was held. Rob Kiln, Kelly, & Griffin & Farrimond, PLLC 10101 Reunion Place, Suite 250, San Antonio representing Kittle Property Group, Inc., introduced Kaili with the Kittle Group gave a presentation of the proposed development. He said they are proposing 225 units, approximately 17 units per acre. He felt that the property was not suitable for single family homes. He pointed out the walkability potential and strategic location of the proposed development. Mr. Kiln stated that there is a demand for more apartments. He presented a development in San Marcos with four stories and stated they are proposing three stories for the proposed development. He stated that he and Kaili were available to answer questions. The Commission inquired about the percent of multifamily vacancies. Kaili with Kittle stated that a market study was performed and indicated a 94.2 occupancy. The Commission asked who would manage the apartments. Kaili responded they would be responsible to manage the apartments. There being no additional responses*

from the public the regular meeting reconvened for action.

Commissioners Silvias, Windle, and Eddie felt that the number of proposed unit were necessary to make the development feasible for blue collar workers. Commission Davila pointed out the walkability for the development with bus stop down the road and the AMPO grant. Commissioners Jones and Rizo felt that MF3 density would increase traffic and expressed concerns for walkability. Kaili stated that MF2 is not feasible and would not be able to develop. The square footage and leasing options were discussed.

The regular meeting recessed, and a public hearing was held to allow Dominic Silva, Habitat for Humanity to speak. He explained that the original plan was for Habitat to build 140 homes with 2/3 cars per unit. He said the plans were not feasible with increase in prices. He said they chose to work with Kittle Property Group Inc. There being no additional responses from the public the regular meeting reconvened for action. The market study was briefly discussed.

**A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the zoning change to Multi Family High Density (MF-3) be recommended for approval. The motion carried by the following vote:**

**Nay** 5 - Chairperson Felty, Flores, Jones III, Rizo, and Schievelbein

**Aye** 4 - Vice Chair Davila, Hernandez, Silvius, and Windle

**A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the zoning change to Multi Family High Density (MF-3) be recommended for approval. The motion carried by the following vote:**

**Nay** 5 - Chairperson Felty, Flores, Jones III, Rizo, and Schievelbein

**Aye** 4 - Vice Chair Davila, Hernandez, Silvius, and Windle

**A motion was made by Commissioner Jones, seconded by Commissioner Schievelbein, that the zoning change be postponed to the February 2026 Planning & Zoning Commission meeting. The motion carried by the following vote:**

**Aye** 9 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

## 5. Presentation

[25-739](#)

Presentation of 2025 Planning and Zoning Commission Cases.

Armando Guerrero, Planning Manager gave an overview of the 2025 Planning & Zoning Commission cases.

## 6. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:09 p.m.

Patrick Felty, Chair  
Planning & Zoning Commission

Francis Serna  
Recording Secretary



## PLANNING & CODES

ZC 03-26 Staff Report  
Near SE Corner of SH 46 & Jefferson Ave.  
Zoning Change from R-2 & C to MF-3

**Applicant:**

Kelly & Griffin & Farrimond,  
PLLC for-  
Kittle Property Group Inc.  
10101 Reunion Place, Suite  
250  
San Antonio, TX 78204

**Property Owner:**

Hand-Up Homes LLC  
311 Probandt  
San Antonio, TX 78204

**Property Address/Location:**

SE Corner of SH 46 &  
Jefferson Ave.

**Legal Description:**

ABS: 11 SUR: J D CLEMENTS  
30.597 ACS  
Property IDs: 52779

**Lot Size/Project Area:**

15.005 acres out of 30.597  
acres

**Future Land Use Plan:**

Traditional  
Residential/Commercial  
Corridor

**Notifications:**

Mailed: January 28, 2026  
Newspaper: January 25,  
2026

**Comments Received:**

3 letters in opposition

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3)

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-2/C	Undeveloped
<b>N of Property</b>	C/MF-1	Retail uses/apartments
<b>S of Property</b>	R-2	Undeveloped
<b>E of Property</b>	R-2	Single-family homes
<b>W of Property</b>	C	Retail uses

**SUMMARY OF STAFF ANALYSIS:**

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3) on 15.005 acres out of an existing 30.597-acre tract of land. The 15.005-acres being requested along the frontage of State Hwy 46 and Jefferson Ave. is currently undeveloped and still in abstract.

A zoning change to Multi-Family High Density (MF-3) on the 15.003-acre portion shown is not recommended in either of the Future Land Use Plans (Traditional Residential & Commercial Corridor) the property is in due to the density. To the north and northeast of the property, across Jefferson Avenue there are four multifamily properties in use around 20 acres. For all multifamily zoning, the code states "It is best to avoid more than 25 acres of contiguous land having a multifamily component." That said, the property is within walking distance of TLU and has a bus stop nearby on Jefferson Ave. to support the argument for walkability for the added density. Lastly, the adjacent multifamily zoned areas are within the University Center FLUP which is supportive of high density multifamily developments.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Inconsistent. The majority of the property is within the Traditional Residential district which states: "Multifamily homes are appropriate if contributing to district walkability and less than 12 units per acre". In this case walkability could be met with sidewalks on Jefferson Ave. and a bus stop a few blocks east. Density would not be met, however, with a maximum of 20 units an acre allowed in MF-3 zoning. The remaining area of the zone change request falls in the Commercial Corridor district, which states: "Appropriate if near intersections of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities." In this case the property is not fronted by two arterials, as Jefferson Ave. is only a collector.

**Compatible with existing and permitted uses of surrounding property** – Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company. If approved this area can be seen as one of transition from the commercial corridor of SH 46 to the single-family residences east of the property.

**Adverse impact on surrounding properties or natural environment** – An increase in traffic in the area, as this is the highest density residential zoning type in Seguin.

**Proposed zoning follows a logical and orderly pattern** – Existing development in the area supports zoning and use. Multifamily zoning tends to fit best with other Multifamily zoning as well as commercial zoning, to allow for more area density and walkability. However, as mentioned earlier, the code does state that having more than 25 acres of contiguous multifamily use should be avoided (in this case the total would be 35 acres).

**Other factors that impact public health, safety or welfare** – Traffic increase due to the increase in density.

## PLANNING DEPARTMENT ANALYSIS

### SITE DESCRIPTION

The requested 15.005 acres is out of an existing 30.597-acre tract of land. The 30.597 acres is along the frontage of State Hwy 46 and Jefferson Ave. and is currently undeveloped and still in abstract.

### CODE REQUIREMENTS:

A zoning change to MF-3 would be required in order to construct multi-family dwelling units within this 15.003-acre portion of property. MF-3 zoning allows for a maximum of 20 dwelling units per acre, and would be required to go through the development process seen in the Unified Development Code (UDC) regarding landscaping, parking, setbacks, screening/buffering, drainage, Traffic Impact Analysis (TIA), etc.

Additional buffering distance would be required between any new multi-family development and adjacent properties that are zoned for single-family residential dwellings. Setback distance and location of tree buffer will be determined by the height of the proposed multi-family structure. Requirements, details, and illustrations can be found in the “Multi-Family Buffering” document in Chapter 5 – Site Development Process of the City’s Technical Manual.

### COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company.

### COMPREHENSIVE PLAN:

This property is located within both the Traditional Residential and Commercial Corridor FLUPs. Traditional Residential speaks to residential density stating: “Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Medium-density residential forms might exceed individual lot coverage, provided the overall development is consistent with the maximum allowable intensity.” Commercial Corridor FLUP states: Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Limited residential development may be suitable in this classification when secondary to commercial development.



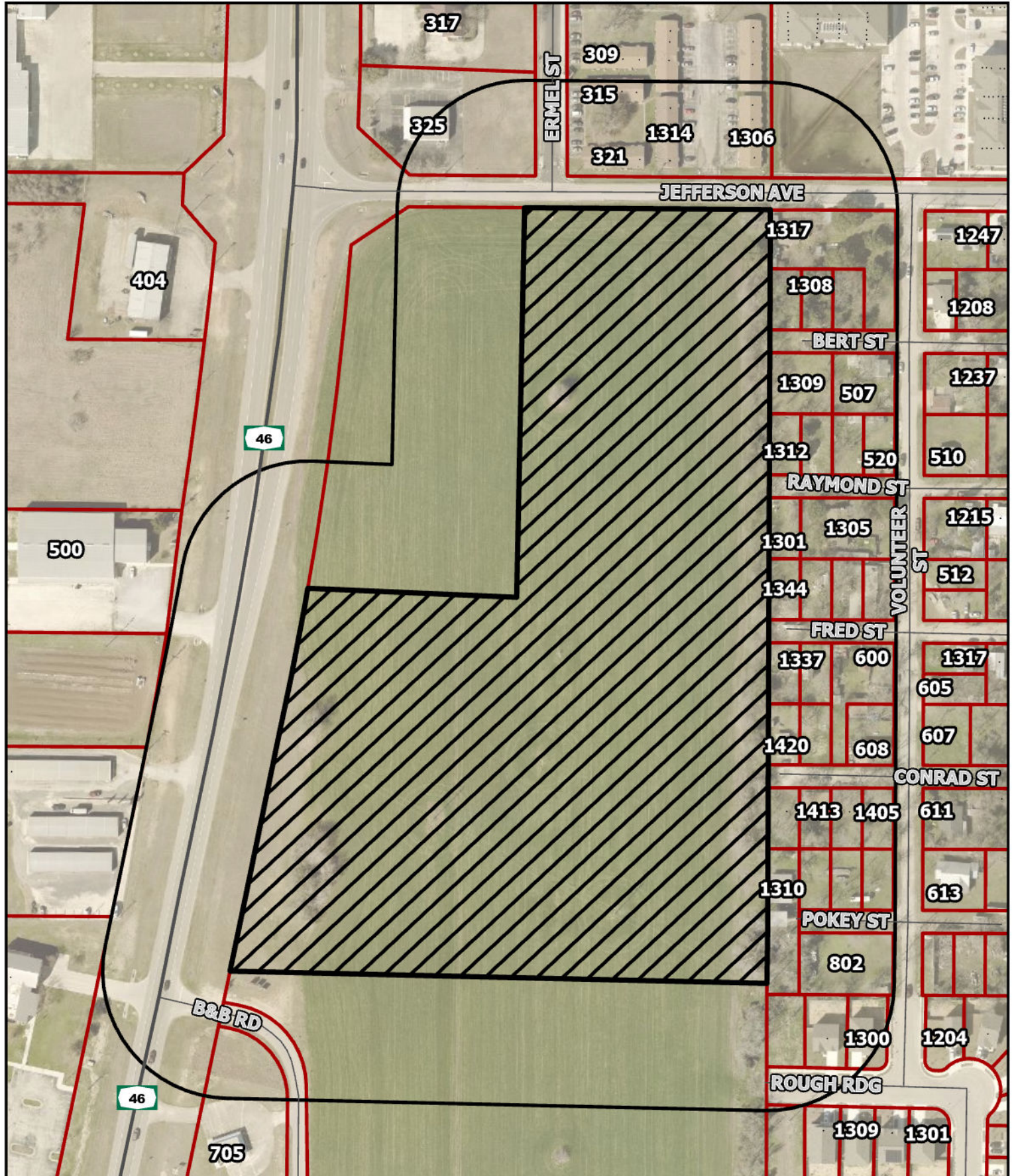
**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
Traffic due to the increase in density. Traffic requirements will be determined during the TIA review of the development process.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

This site contains street frontage off both SH 46 and Jefferson Ave.

# LOCATION MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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- 200' Buffer
- Parcel
- Site Location

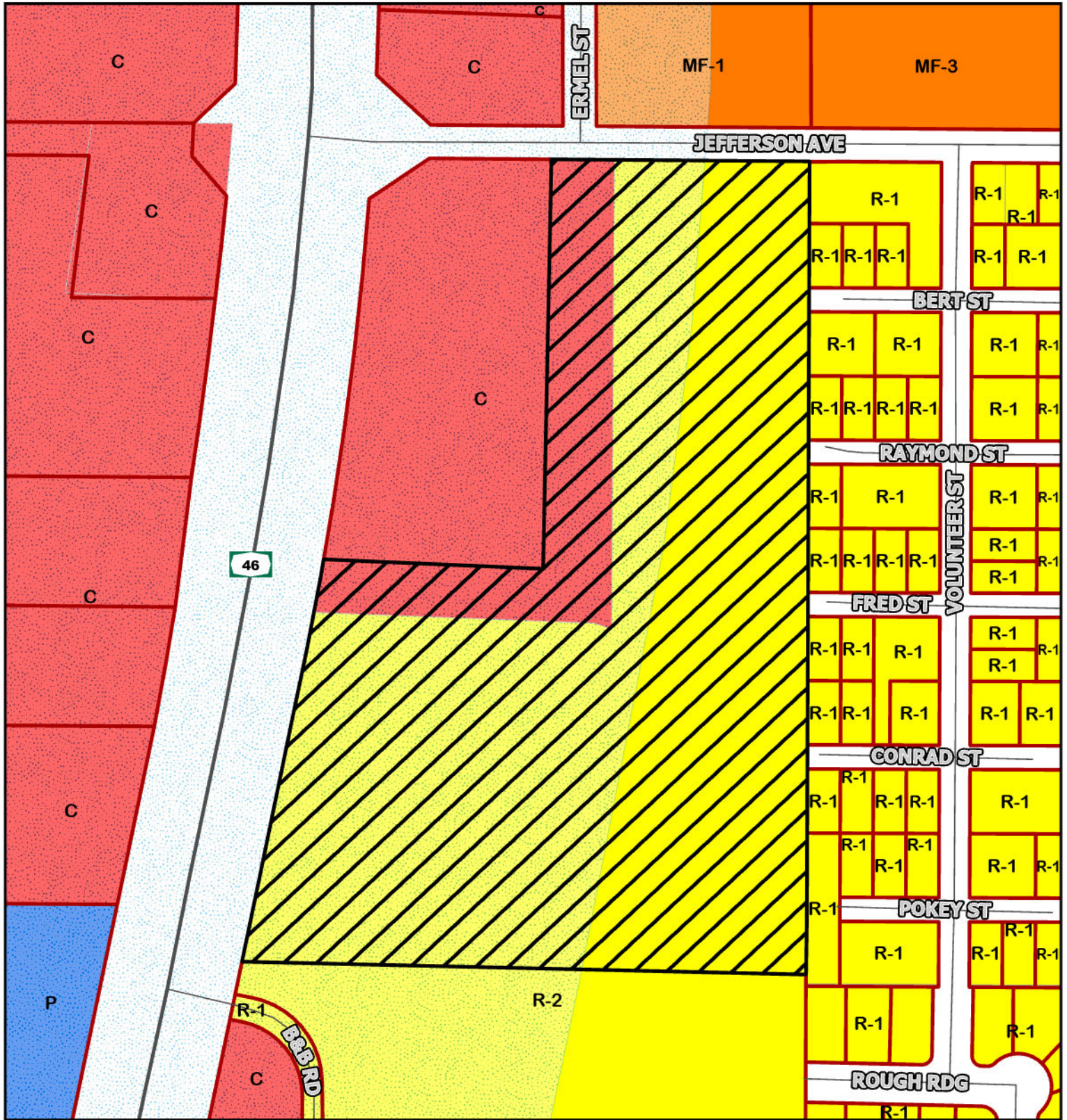
1 inch = 200 feet

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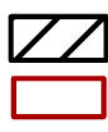
# ZONING MAP

## ZC 03-26 near SE corner of Jefferson Ave. and SH 46



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location



Parcel

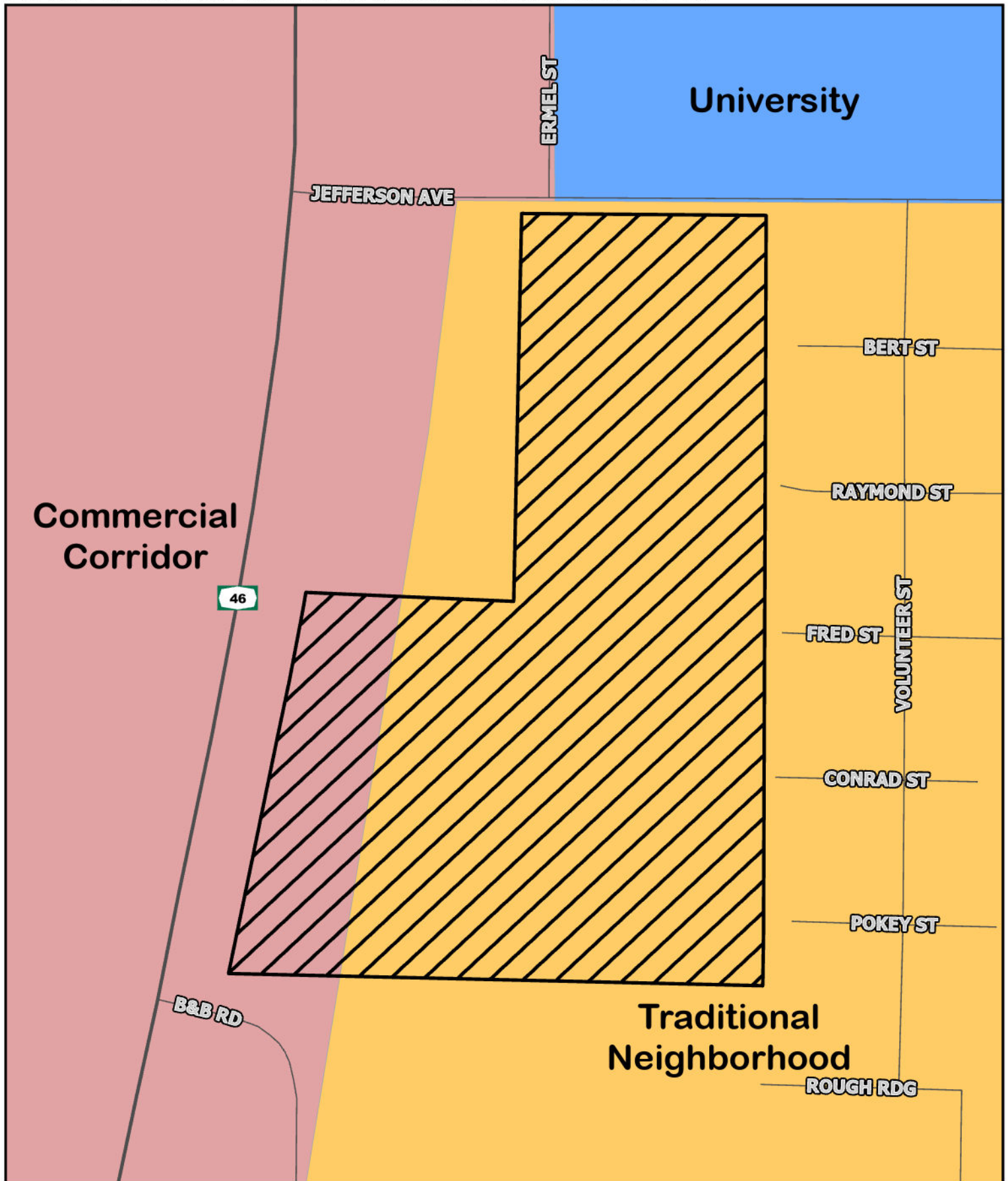
1 inch = 200 feet

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# FUTURE LAND USE MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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**Site Location**



**Parcel**

1 inch = 200 feet

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