



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Agenda

### City Council

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Tuesday, April 21, 2015

5:30 PM

Council Chambers

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1. **Call to Order**
2. **Invocation - Council Member Donna Dodgen**
3. **Pledge of Allegiance/Salute to the Texas Flag**
4. **Roll Call**
5. **Hearing of Residents:**  
**Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting.**
6. **Presentation**
  - a. [15-142](#)  
List of Neighborhood Concerns in the Tor Subdivision - Dr. Bill Campaigne  
**Attachments:** [Bill Campaigne Neighborhood Concerns](#)
7. **Consent Agenda**
  - a. [15-143](#)  
City Council Minutes 4-7-2015 REGULAR  
**Attachments:** [City Council Minutes 4-7-2015 REGULAR](#)

- b. [ZC 01-15](#) Ordinance on second reading to consider a Zoning Change Request from R-1 to Commercial for the property located at 201 E. Pine Street, Lot: NC 73 X 218, Blk: 298, Farm Addition, approx. 0.3470 acres, Property ID 23151 (ZC 01-15)

**Attachments:** [Staff Memo ZC 01 15](#)  
[P&Z Commission & Staff Report for ZC 01-15](#)  
[ZC 01-15 Ordinance](#)  
[ZC0115 ExhibitA CC](#)

- c. [ZC 02-15](#) Ordinance on second reading to consider a Zoning Change Request from Commercial and R-1 to Multi-Family 3 for the property located at 920 W. San Antonio Ave., Abs: 6, H Branch Survey, approx. 9.196 acres, Property ID 51288 (ZC 02-15)

**Attachments:** [Staff Memo ZC 02 15](#)  
[P&Z Commission & Staff Report for ZC 02-15](#)  
[ZC 02-15 Ordinance](#)  
[ZC0215 ExhibitA CC](#)

- d. [ZC 03-15](#) Ordinance on second reading to consider a Zoning Change Request from R-1 to Multi-Family 3 for a portion of 123.82 acres (approximately 20 acres) for the property located at SH 46 and Huber Rd., Portion of Abs: 11, J D Clements Survey, approx. 123.82 acres, Property ID 52883 (ZC 03-15)

**Attachments:** [Staff Memo ZC 03 15](#)  
[P&Z Commission & Staff Report for ZC 03-15](#)  
[ZC 03-15 Ordinance](#)  
[ZC0315 ExhibitA CC](#)

- e. [ZC 04-15](#) Ordinance on second reading to consider a Zoning Change Request from A-R to Commercial for the properties located at 3955, 3957, 3961, and 4001 US HWY 90 E., approx. 11.94 acres, Property ID's 68442, 68441, 68408, 63709, 63708 (ZC 04-15)

**Attachments:** [Staff Memo ZC 04 15](#)  
[P&Z Commission & Staff Report for ZC 04-15](#)  
[ZC 04-15 Ordinance](#)  
[ZC0415 ExhibitA CC](#)

- f. [15-133](#) Ordinance on second reading amending the Seguin Code of Ordinances, Appendix C, Fee Schedule, Chapter 86, Solid Waste, Article II, Garbage and Article IV, Curbside Recycling, to adjust the fuel rate, providing a severability clause, an effective date, providing for publication, and directing staff to submit this ordinance as a supplement to the Seguin Code of Ordinances

**Attachments:** [Residential Waste Hauling Services & Recycling – Request for fuel adjustment](#)  
[Solid Waste & Recycling Decrease](#)  
[City of Seguin Revised PI Letter 2015\[2\]](#)

**8. Action Items - Discussion and Possible Motion to Approve**

- a. [ZC 05-15](#) Public Hearing and approval of an Ordinance on first reading to consider a Zoning Change Request from Light Industrial to Industrial for the property located at the 900 Block of E. Seideman St., Seguin Industrial & Development Foundation, Blk: 13, PT of Lots 17 & 18, 2.4400 acres, Property ID 41327 (ZC 05-15) - Helena Schaefer, Planning GIS Analyst

**Attachments:** [Staff Memo ZC 05\\_15 and 06\\_15](#)  
[P&Z Commission and Staff Report for ZC 05-15](#)  
[ZC0515 ExhibitA\\_CC](#)  
[ZC 05-15 Ordinance](#)

- b. [ZC 06-15](#) Public Hearing and approval of an Ordinance on first reading to consider a Zoning Change Request from Light Industrial to Industrial for the property located at the 900 Block of E. Seideman St., Seguin Industrial & Development Foundation, Lot: 12 & 13, Blk: 13, approx. 3.2020 acres, Property ID 41321 (ZC 06-15) - Helena Schaefer, Planning GIS Analyst

**Attachments:** [Staff Memo ZC 05\\_15 and 06\\_15](#)  
[P&Z Commission and Staff Report for ZC 06-15](#)  
[ZC0615 ExhibitA\\_CC](#)  
[ZC 06-15 Ordinance](#)

- c. [15-135](#) Public Hearing and approval of an Ordinance on first reading adding Section 3.2.4(2) Single Family Residential (R-2) to the Seguin Unified Development Code; amending Section 3.4.3- Land Use Matrix and Section 3.6.2- Residential Lot Standards to include the new R-2 district; Providing for a Severability Clause and Providing for an effective date- Helena Schaefer, Planning GIS Analyst

**Attachments:** [Staff Memo R\\_2 District April 2015](#)  
[P&Z Commission Report for Amendment to the UDC adding new Zoning District](#)  
[Ordinance R\\_2 District](#)

- d. [15-134](#) Public Hearing and Resolution authorizing Amendments to the City of Seguin Thoroughfare Plan and Regional Transportation Plan - Helena Schaefer, Planning GIS Analyst  
**Attachments:** [Staff Memo Thoroughfare Amendments 04\\_21\\_2015](#)  
[P&Z Commission Report for Thoroughfare Plan Updates April 2015](#)  
[Thoroughfare Plan Updates and Resolution April 2015](#)
- e. [15-140](#) Public Hearing and approval of an Ordinance on first reading amending sections 1.1.9 (Violations); 1.2.5 (Long Range Planning Committee), 2.7.5 (Variances), 3.4.3 (Land Use Matrix: Industrial Uses), and 4.1.4.C (Subdivision: General Principles) of the Seguin Unified Development Code; Providing for a Severability Clause and Providing for an effective date- Helena Schaefer, Planning GIS Analyst  
**Attachments:** [Staff Memo UDC Amendments April 2015](#)  
[P&Z Commission Report for Minor Text Amendments to the UDC](#)  
[Ordinance UDC Amendments April 2015](#)
- f. [15-138](#) Resolution authorizing the City Manager to execute a Non-Exclusive License and Use Agreement with the Lake Seguin Hydro-Electric Partners for the use of a portion of East Starcke Park for water sport operations on the Guadalupe River - Samuel Panchevre, Lake Seguin Hydro-Electric Partners  
**Attachments:** [CC.Memo for Water Sports on the Guadalupe River2](#)  
[Resolution Approving License Agreement with Lake Seguin Hydro-Electric Partners](#)  
[Proposed Non-Exclusive License and Use Agreement -Final](#)  
[Power Plant Watersports Proposal-Final](#)  
[Power Plant Site Plan for Water Sports Entry Area](#)  
[Pick Up Point for Power Plant Water Sports at Max Starcke Park East](#)
- g. [15-144](#) Ordinance on first reading amending Chapter 22, Businesses, Article VI, Amusement Redemption Machine Establishments to add new procedures for revocation of permits and appeal thereof; providing for publication of this Ordinance; providing a severability clause; providing for an effective date; and authorizing city staff to prepare this Ordinance for submission as a supplement to the Code of Ordinances - Andy Quittner, City Attorney  
**Attachments:** [Council Memorandum - revocation of gaming machine permits](#)  
[Ordinance to add revocation procedures for Amusement Redemption Machine F](#)

9. **Acknowledgment of Bills**

10. **Executive Session**

*In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:*

- a. [13-014](#) Deliberation regarding Economic Development Negotiations in accordance to Section 551.087 - Doug Faseler, City Manager
- b. [14-274](#) Deliberate with legal counsel in accordance with Section 551.071 regarding the Geronimo Creek Project Phase V - Andy Quittner, City Attorney

11. **Adjournment**

**CERTIFICATE**

I certify that the above notice of meeting was posted in the display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 17th day April 2015 at 10:30 a.m.

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**Naomi Manski**  
**City Manager's Office**

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 as there are two (2) parking spaces reserved for the disabled on the east side of the Municipal Building.