



Meeting Minutes

Planning & Zoning Commission

Tuesday, July 9, 2024

5:30 PM

Council Chambers

Public

1. Call To Order

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

2. Roll Call

Present: 7 - Vice Chair Patrick Felty, Eddie Davila, Chairperson Troy DePalermo, Joseph Pedigo, Kelly Schievelbein, Yesenia Rizo, and Wayne Windle
Absent: 2 - Steven Berger, and Bobby Jones III

3. Approval of Minutes

[24-308](#)

Approval of the Planning and Zoning Commission Minutes of the June 11, 2024 meeting.

Indexes:

A motion was made by Commissioner Schievelbein, seconded by Vice Chair Felty, that the June 11, 2024 Planning Commission Meeting Minutes be approved. The motion carried unanimously.

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Schievelbein, Rizo, andWindle

4. Consent Agenda

[PC0624-0049](#)

Possible Action on a request for a Final Plat for Meadows of Mill Creek, Unit 2, Property ID 55289 (PC0624-0049)

Indexes:

A motion was made by Commissioner Davila, seconded by Commissioner Windle, that the Consent Agenda be approved. The motion carried by a unanimous vote:

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Schievelbein, Rizo, andWindle

5. Public Hearings & Action Items

[GLUP 02-24](#)

Public hearing and possible action on a request for a General Land Use Plan (GLUP) for a property located at the NE Corner of Rudeloff Rd and Huber Rd., Property IDs: 55715, 167657, 185744, 185747, 184749, 185751, and 185752 (GLUP 02-24)

Indexes:

Armando Guerrero presented the staff report. He stated that the applicant is requesting GLUP approval for a proposed mixed-use development and pocket neighborhood commercial uses along Huber and Rudeloff Rd.

Mr. Guerrero explained that the property originally obtained a GLUP approval June of 2021. Due to inactivity, the approved GLUP of 2021 expired since no construction or use was established within two (2) years from its approval.

Mr. Guerrero stated that the GLUP submitted is similar to the 2021 GLUP submittal and is comprised of two documents: a map depicting the conceptual layout of the development and a memo identifying the modifications to the City's standard zoning regulations.

Mr. Guerrero stated that the property is located within the Suburban Residential district of the City's Future Land Use Plan. He gave an overview of the surrounding zoning uses and pointed out the Master Thoroughfare Plan's extensions of Rudeloff Rd and Stempel Rd through the tract. He informed the Commission that Phase 1 has started and is projected to be completed in 2026, with Phase 2 will begin in 2025.

Mr. Guerrero went over the proposed GLUP. He said the proposed development consists mostly of single-family residential development, with some neighborhood commercial development along Huber and Rudeloff Rd. He explained that the overall density of the development will be consistent with other standard developments that offer R-1 and R-2 zoned lots while proposing a mix of 40', 50', 60', and 70' wide residential lots. The development is also proposing a new maximum impervious coverage of 65% for the proposed lots. He further explained that the 65% would be a 5% increase from the current standard of 60% and the deviation from the standard would not negatively affect the area due to the amount of open space that is being provided throughout the development.

Mr. Guerrero gave an overview of the off-street parking for the development and noted that the City's off-street parking requirements will be met for the development, and that the 40' lots would provide off-lot parking for the areas, to account for the reduction of on-street parking available. The off-lot parking pods will be located off-lot and off-street, much like visitor parking within multi-family developments. The off-lot parking spaces will be owned and maintained by the Homeowner's Association(s).

He stated staff is recommending approval of the GLUP. One letter in favor for this request was received.

The Commission asked about the changes the current plan has compared to the 2021 plan.

Mr. Guerrero went over the changes which included impervious coverage, lot percentage, and land use.

The Commission discussed the lot sizes and the changes from the 2021 plan to the proposed GULP. They expressed concerns over the increase in impervious coverage being requested.

Mr. Guerrero informed the Commission that the applicant was present and could address their concerns for the development.

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

Curtis Lee , 1165 Vista Bonita, New Braunfels, Tx and Civil Engineer for the development stated that they have submitted a development study that includes a detention study that accounts for the sites that need detention.

The Commission inquired about the placement of the homes for the 40' lots, enforcement of impervious coverage limits, and the phasing for the development.

The applicant noted the 40' lots would not be situated how a zero-lot line home would be, and that the homeowner would be required to pull permits through the city for any additions when it came to impervious coverage. The applicant also spoke about the phasing of the development.

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

A motion was made by Commissioner Davila, seconded by Commissioner Pedigo, that the General Land Use Plan be approved. The motion carried by a unanimous vote.

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Schievelbein, Rizo, andWindle

[24-267](#)

Public hearing and possible action on realignment of a segment of Old Martindale Road and Stempel Street east of SH 123 identified in the City of Seguin Master Thoroughfare Plan. - Jennifer R. Shortess, P.E., CFM, Assistant Director of Engineering & Capital Projects

Indexes:

Jennifer Shortess presented the amendments to the Seguin Master Thoroughfare Plan (MTP). She explained the intent to remove Old Martindale Road, which is currently a collector roadway, to a local road. She also explained the intent to increase the classification of Stempel Road and East Martindale Road, currently a collector roadway to an arterial classification. Mrs. Shortess mentioned the concerns by residents.

The Commission expressed concerns regarding the maintenance of Old Martindale Road if it was removed from the MTP. Mrs. Shortess advised that the maintenance will continue within the City right-of-way. The Commission asked for clarification of the roadway alignment of East Martindale Road and the development process.

The regular meeting recessed, and a public hearing was held. Gary Minnich, owner of property (PID 52623) being affected by the realignment of Martindale Road expressed

concerns. He said some of his property is being proposed for a Navarro ISD Elementary School and the alignment would go through the property. He added that resident addresses would be required to change. Mr. Minnich provided a drawing on a alternative route through the LCRA easement, currently dedicated in the north-south position. John Kiser, 1850 E. Martindale Road spoke about future growth and the high cost of constructing an arterial roadway. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Felty, seconded by Commissioner Davila, that the amendment to the Seguin Master Thoroughfare Plan to remove Old Martindale Road from the Master Thoroughfare plan be recommended for approval. The motion carried by a unanimous vote:

Aye 7 - Vice Chair Felty, Davila, Chairperson DePalermo, Pedigo, Schievelbein, Rizo, andWindle

Indexes:

A motion was made by Commissioner Davila, seconded by Commissioner Pedigo, that the amendment to the Master Thoroughfare Plan to increase the classification of Strempele Street and East Martindale Road to an arterial street be recommended for approval. The motion carried by the following vote:

Aye 5 - Davila, Chairperson DePalermo, Pedigo, Schievelbein, andWindle

Abstain 2 - Vice Chair Felty, andRizo

6. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:36 p.m.

**Troy DePalermo, Chair
Planning & Zoning Commission**

**Francis Serna
Recording Secretary**