



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, June 10, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on June 10, 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: 7 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

Absent: 2 - Bobby Jones III, and Pete Silvius

3. Approval of Minutes

[25-350](#)

Approval of the Planning and Zoning Commission Minutes of the May 13, 2025 Regular Meeting.

A motion was made by Commissioner Pedigo, seconded by Commissioner Schievelbein, that the Minutes of the May 13, 2025 Planning & Zoning Commission meeting be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, and Windle

4. Public Hearing and Action Items

a. [ZC 14-25](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25).

Shelly Jackson, Assistant Director presented the staff report. She informed the Commission that the applicant is going through the voluntary annexation process and is requesting a zoning designation to Single Family Residential 2 for nine properties located at the 1300 block of FM 725 in the City of Seguin's Extraterritorial Jurisdiction (ETJ).

Ms. Jackson stated that upon annexation, the default zoning designation is Agricultural-Ranch unless an alternative request is made. The applicant has submitted

a request for R-2 Single-Family Residential zoning. The proposed use is consistent with surrounding land uses, which include a mix of agricultural, residential, and commercial development.

Ms. Jackson explained that five of properties are located in the Conservation Future Land Use Plan and four are in the Suburban Residential Future Land Use Plan. She stated that She noted that single-family development can be compatible with the Conservation designation when efforts are made to preserve natural features, open space, and ecological integrity. The developer has prioritized environmental preservation by planning to integrate protected trees into open spaces and along the rear lot lines. A detailed tree survey will be conducted to assess and preserve viable trees either in common open areas or individual lot boundaries. The trees in good condition will be preserved and maintained in their natural state, either within communal open areas or along property lines throughout the development.

Concerns were raised by members of the Commission. Commissioner Pedigo voiced hesitation about allowing residential development in a designated Conservation area, favoring lower-density preservation. Commissioner Schievelbein expressed concern regarding the development's proximity to an existing neighborhood to the north. In response, Mrs. Jackson noted that drone-based LiDAR survey results indicated that much of the conservation-designated vegetation consists of mesquite and cedar trees, many of which appear to be in poor condition or dead. Additionally, a 100-foot-wide drainage easement between the new development and the existing neighborhood provides a natural buffer.

The regular meeting recessed, and a public hearing was held. Adrienne Donatucci, representing WBW Development, emphasized the developer's commitment to environmental preservation, including the planned protection of trees along the property boundaries. Ms. Donatucci stated that the drainage easement separating the development from the neighborhood to the north would provide adequate distance between the two neighborhoods.

A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the Zoning Designation to Single Family Residential 2 be recommended for approval. The motion carried by the following vote:

Nay 3 - Pedigo, Rizo, and Schievelbein

Aye 4 - Vice Chair Davila, Chairperson Felty, Hernandez, and Windle

b. [25-351](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to add "short term rental" as a new use, and Chapter 7 (Definitions) to add a definition for a "short term rental."

Pamela Centeno, Director of Planning and Codes presented the proposed UDC amendments to all short-term rentals to the land use matrix and to define the new use. She said in 2024 some concerned citizens came before City Council regarding short term rentals mainly located along the river and lakes. She said that short-term rentals are not new to Seguin and have been in existence for a number of years. Over the years, the use has changed for larger homes and has created some issues. She said residents living amongst the short term rentals presented pictures and videos to the City Council addressing their concerns. The short term rentals are not regulated. Ms. Centeno gave a brief overview of the impacts larger homes uses as short term rentals are impacting the neighborhoods. She explained that in 2024, The Planning

Department was directed by City Council to draft regulations for short-term rentals (STRs) in the city limits. Ms. Centeno presented the recommendations of the STR Advisory Committee to create regulations for an annual business permit.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Rizo, that amendments to the UDC, Section 3.4.3 Land Use Matrix to add "short term rental" as a new use, and Chapter 7 Definitions to add a definition for a "short term rental" be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, and Windle

c. [25-352](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to amend the "accessory dwelling" use provisions, and Chapter 7 (Definitions) to amend the definition of "accessory dwelling unit."

Pamela Centeno, Planning and Codes Director presented the proposed amendments to Section 3.4.3 and the Definitions to amend the provisions for accessory dwelling units of the UDC. She stated that the Planning Department is proposing amendments that limit the number of accessory dwelling units to one per lot, limit the size of an accessory dwelling unit to 800 sq. ft, and to clarify how the size of an accessory dwelling unit is calculated. Ms. Centeno advised the Commission of the current provisions for Accessory Dwelling Units. She added that accessory dwelling units are required to be under the same utilities and are not allowed to be used as a rental property.

The Commission and staff discussed the footprint and square footage of the accessory dwelling units. Staff advised that open garages are not included in the square footage. The Commission asked about pool houses with kitchens and restrooms. Staff advised that a pool house with these amenities would be considered an accessory dwelling. Ms. Centeno explained that the UDC does not allow two homes on one lot in single family zoning and the proposed square footage will ensure there is only one home. Some of the Commissioners expressed concern with the 800 square foot limitation for accessory dwelling units. Ms. Centeno stated that these regulations can be researched further and amended with the updates to Chapter 3 of the UDC.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the amendments to the UDC Section 3.4.3 Land Use Matrix and Chapter 7 Definitions be recommended for approval. The motion carried by the following vote:

Nay 3 - Vice Chair Davila, Chairperson Felty, and Rizo

Aye 4 - Hernandez, Pedigo, Schievelbein, and Windle

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:33 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary