



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public & Virtual Meeting Agenda City Council

---

Tuesday, July 7, 2026

5:30 PM

Council Chambers

---

This meeting can be watched live at:

[https://cityofseguintx.granicus.com/MediaPlayer.php?publish\\_id=e5fab84a-f77e-48e7-880a-780c3ab331b7](https://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=e5fab84a-f77e-48e7-880a-780c3ab331b7)

1. **Call to Order**
2. **Invocation - Pastor Brice Mandaville, First Baptist Church**
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. Due to the Open Meetings Act discussions on matters not on the agenda are not allowed, therefore discussion 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; 4) For the record, please state your name and address before speaking.*

6. **Presentation**
  - a. [26-257](#) Recognition of Texas Woman of Influence Award Recipient Dr. Yvonne De La Rosa. - Donna Dodgen, Mayor
  - b. [26-278](#) Presentation of Distinguished Citizen Award to Walter Meriwether for completing all 3 of the city's citizen academies - Citizens Univer"City", Citizens Police Academy and the Citizens Fire Academy. - Donna Dodgen, Mayor  
**Attachments:** [Distinguished Citizen Award Meriwether](#)
  - c. [26-279](#) Recognition of the Seguin Economic Development Corporation for earning the Texas Economic Development Council (TEDC) 2026 Workforce Excellence Award for its Seguin Job Shadow Program. - Donna Dodgen, Mayor

**7. Consent Agenda**

- a. [26-280](#) Minutes of the June 16, 2026 City Council Meeting.  
*Attachments:* [CC.MINUTES.06162026](#)
- b. [26-281](#) Check Report June 11, 2026 to June 30, 2026.  
*Attachments:* [Check Report 061120206 - 06302026](#)
- c. [26-274](#) Resolution authorizing the City Manager to execute a Mutual Termination Agreement for an existing Performance Agreement between the Seguin EDC and Premium Waters, Inc. - Alora Wachholz, Director of Economic Development  
*Attachments:* [01 07.07.26 Termination Agreement for Premium Waters' PA \(CC Memo\)](#)  
[02 Resolution - Termination Agreement for Premium Waters' PA - 2026](#)  
[03 Mutual Termination Agreement \(Premium Waters\)](#)  
[04 EXECUTED SEDC Resolution 2026-07 Authorizing the City Manager to Terr](#)  
[05 RESOLUTION NO. 2023R-075 CC Authorizing SEDC PA with Premium Wat](#)  
[06 Performance Agreement SEDC & PWI FULLY EXECUTED](#)

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

- a. [26-237](#) Resolution authorizing the City Manager to execute a Chapter 380 Economic Incentive Agreement between the City of Seguin and KTH Texas, Inc. - Alora Wachholz, Director of Economic Development  
*Attachments:* [01 07.07.26 KTH Chapter 380 Agreement \(CC Memo\) 1](#)  
[02 CC Resolution - KTH Chapter 380 Agreement 1](#)  
[03 DRAFT - City of Seguin KTH Chapter 380 Agreement 1](#)
- b. [26-238](#) Resolution authorizing the SEDC Executive Director to execute a Performance Agreement between the Seguin Economic Development Corporation and KTH Texas, Inc. - Alora Wachholz, Director of Economic Development Corporation  
*Attachments:* [01 07.07.26 KTH Performance Agreement \(CC Memo\) 1](#)  
[02 CC Resolution - KTH Performance Agreement 1](#)  
[03 Resolution 2026-08 Performance Agreement with KTH 1](#)  
[04 DRAFT Performance Agreement between SEDC & KTH Parts Industries 1](#)
- c. [26-269](#) Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code, Chapters 1, 2, 3, and 7 (Definitions) to establish a new type of zoning permit to be identified as a Conditional Use Permit, and to add general provisions, processes, regulations, and a fee for Conditional Use Permits. - Pamela Centeno, Director of Planning & Codes

**Attachments:** [CC Memo ConditionalUsePermits](#)  
[Ordinance\\_CUPs\\_2026\\_CC](#)  
[UDCAmendments\\_CUPs\\_2026\\_CC](#)  
[FinalReport\\_CUPs\\_June2026](#)

- d. [26-270](#) Public Hearing and Ordinance on first reading to consider amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix, to add "Data Centers" as a new use, and Chapter 7 (Definitions), to add a definition for data centers. - Pamela Centeno, Director of Planning & Codes

**Attachments:** [CC Memo DataCenters](#)  
[Ordinance DataCenters 2026 CC](#)  
[FinalReport\\_DataCenters\\_June2026](#)

- e. [ZC](#)  
[06-26\\_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 3033 N. Austin St., Property ID: 52382, (ZC 06-26). Pamela Centeno - Director of Planning & Codes

**Attachments:** [Staff Memo ZC 06 26](#)  
[ZC 06-26 Ordinance](#)  
[ZC0626 ExhibitA CC](#)  
[Planning Commission Report and agenda packet](#)

## 9. **Adjournment**

### CERTIFICATE

I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the at 3:00 p.m.

---

**Kristin Mueller**  
**City Secretary**

All items on the agenda are eligible for possible discussion and action. The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

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.