



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, June 9, 2026

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 9, 2026 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Vice Chair Davila presiding over the meeting.

2. Roll Call

Present: 8 - Vice Chair Eddie Davila, John Flores, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

Absent: 1 - Chairperson Patrick Felty

3. Approval of Minutes

[26-239](#)

Approval of the Planning and Zoning Commission Minutes of the May 12, 2026 Regular Meeting.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Hernandez, that the Minutes of the May 12, 2026 meeting be approved. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. [ZC 06-26](#)

Public hearing and possible action on a request for 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).

Armando Guerrero presented the staff report. He stated that the 0.98-acre property is located at the NE corner of N Austin St & Stempel Rd. and contains an existing residential structure that is currently not occupied. He said that the subject property was part of a group rezoning that was approved in July of 2015 that converted the property's zoning from Pre-Development to Suburban Residential (S-R).

Mr. Guerrero informed the Commission that if the Commercial zoning was approved, commercial uses permitted in Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC) would be allowed and any commercial development will be subject to the city's development requirements that include but are not limited to

platting, Traffic Impact Analysis (TIA), landscaping, off-street parking requirements, drainage study, etc. He added if the Commercial zoning is approved and no development occurs, the existing residential home may be utilized as a residential home with an approved Specific Use Permit by the Commission.

Mr. Guerrero gave an overview of the zoning and land use in of the surrounding properties and noted that commercial use and development are supported in the City's Future Land Use Plan.

Mr. Guerrero added that the property currently has access from Austin St., a TxDOT right-of-way and contains frontage along Strempele St. He informed the Commission that any proposed improvements, widening, or relocating of the existing driveway from north Austin will require TxDOT review and approval. City review and approval will be required for any proposed access from Strempele St.

The regular meeting was 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 Schievelbein, seconded by Commissioner Jones III, that the zoning change from Suburban Residential to Commercial be recommended for approval.. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

b. [26-253](#)

Public Hearing and possible action on 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, and regulations for Conditional Use Permits.

Pamela Centeno, Director of Planning & Codes presented the proposed amendments to the Unified Development Code (UDC) to establish a new type of zoning permit to be identified as a Conditional Use Permit (CUP), adding provisions, processes, and regulations to Chapter 1, 2, 3, and 7 (Definitions.) She explained that zoning permits are required for land uses that need additional oversight to ensure that the proposed land use is compatible with the surrounding area. She stated that staff is proposing a new zoning permit, a Conditional Use Permit, for land uses that have a higher potential of creating impacts to surrounding area. She discussed that, while Specific Use Permits are approved by the Commission, Conditional Use Permits would require Council approval. She also noted that public hearings would be held at both public meetings, giving surrounding property owners and the members of the public two opportunities to address the City about the proposed land use.

Ms. Centeno explained the proposed changes by section, including but not limited to expiration dates, processes, notification requirements, and the proposed fee for Conditional Use Permits.

The Commission discussed the UDC amendments proposed by staff.

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 Silvius, seconded by Commissioner

Windle, that the amendments to the City of Seguin 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, and Regulations for Conditional Use Permit be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

c. [26-252](#)

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 "Data Center" as a new use, and Chapter 7 (Definitions), to add a definition for data centers.

Pamela Centeno, Director of Planning & Codes, presented the proposed amendments to the Commission, reminding them of the March meeting in which the same topic was discussed. In March, the Commission recommended amendments to the UDC to allow data centers in Light Industrial and Industrial zoning districts with a Specific Use Permit. Ms. Centeno informed the Commission that the City Council recently heard a presentation on data centers. She noted that staff is bringing the proposed UDC amendments back to the Commission to consider changing the requirement for a Specific Use Permit to a Conditional Use Permit. A Conditional Use Permit is a new type of zoning permit being proposed by staff that adds a second level of approval, with final action taken by City Council, following a recommendation by the Planning & Zoning Commission. Staff recommends that land uses that have a higher potential of creating impact to surrounding areas, such as data centers, should require Council approval through Conditional Use Permit. Ms. Centeno also proposed an additional statement to the proposed definition, adding that the definition of a data center "excludes server rooms no larger than 2,000 square feet within an organization's building that house information technology (IT) equipment for internal operations.

The Commission discussed the UDC amendments proposed by staff.

A motion was made by Commissioner Jones III, seconded by Commissioner Schievelbein, that the amendments to the City of Seguin's Unified Development Code Section 3.4.3 and Chapter 7 presented by staff be recommended for approval. The motion carried by the following vote:

Aye 8 - Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, Schievelbein, Silvius, and Windle

5. [Adjournment](#)

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 5:58 p.m.

Eddie Davila, Vice-Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary