



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, October 14, 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 October 24, 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, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

Absent: 2 - Joseph Pedigo, and Pete Silvius

3. Approval of Minutes

[25-586](#)

Approval of the Planning and Zoning Commission Minutes of the September 9, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Planning and Zoning Commission Meeting Minutes of the September 9, 2025 be approved. The motion carried by the following vote:

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

4. Public Hearing and Action Items

[SUP 06-25](#)

Public hearing and possible action on a specific use permit request to allow outdoor display and sales of portable storage buildings in a Commercially (C) zoned district for the property located at 4520 IH-10 W, Property ID's: 60906 & 60885, (SUP 06-25).

Armando Guerrero presented the staff report. He said the applicant is requesting an SUP to allow outdoor storage sales in a commercial zoned district within the IH-10 Overlay District. He explained that the site consists of 2 tracts, the proposed use is a continuation of the site's past use. The property lost its legal non-conforming status due to inactivity. The applicant is in the process of bringing the site into compliance with an SUP for the use, Occupancy Inspection through Permits and the Site Development Permit for paving and landscaping. The Site Development Permit has been approved by staff. He added that the outdoor storage would encompass both

tracts but will be limited to 135.77' and 333.78' of the front portion of the property as depicted on the submitted Site Plan.

Mr. Guerrero gave a brief overview of the surrounding properties consisting of Commercial zoning to east and the property to the west is being utilized for residential use. The property is in the Gateway Corridor of the FLUP which supports commercial uses but promotes beautification of corridors through landscaping along the regional entrances to Seguin.

Staff recommended approval of the Specific Use Permit with the conditions that a landscaping buffer of trees and shrubs be required along the frontage of the property line where the proposed display will be required (see Proposed Plan); a landscaping buffer of trees and shrubs shall be required along the western 165' property line where the proposed display are will be; portable storage units shall be limited to only the "Display Area" and frontage lengths shown on the submitted Site Plan; No material, equipment or portable storage units shall be stored outside or in view of the neighboring residential home to the west; and paving of the driveway and parking area shall be in accordance with the attached Site Plan. Mr. Guerrero added that no letters in opposition or in support were received by staff.

The Commission discussed screening for the residential home, paving requirements and the existing fence.

The regular meeting recessed, and a public hearing was held. Don Magrini, the applicant, 1107 FM 1431, Marble Falls, Tx gave an overview of the business. He was available to answer questions. There being no additional responses from the public the regular meeting reconvened for action.

The Commission also briefly discussed manufacturing and assembly of the storage units, expiration of an SUP, and signs. Mr. Guerrero advised the Commission that the SUP does not carry over when the business ceases operation.

Armando Guerrero announced that a Quarterly Plat report was not available due to no final plats being submitted.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Hernandez, that SUP 06-25 be approved with the conditions recommended by staff. The motion carried by the following vote:

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

5. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 5:56 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary