



Meeting Minutes

Planning & Zoning Commission

Tuesday, May 12, 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 May 12, 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:** 6 - Vice Chair Eddie Davila, John Flores, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, and Kelly Schievelbein

**Absent:** 3 - Chairperson Patrick Felty, Pete Silvius, and Wayne Windle

3. Approval of Minutes

[26-209](#)

Approval of the Planning and Zoning Commission Minutes of the April 14, 2026 Regular Meeting.

**A motion was made by Commissioner Schievelbein, seconded by Commissioner Jones III, that the Minutes of the April 14, 2026 meeting be approved . The motion carried by the following vote:**

**Aye** 6 - Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, and Schievelbein

4. Public Hearing and Action Items

[SUP 03-26](#)

A public hearing and possible action on a Specific Use Permit request to allow a stand-alone parking lot in a Commercial zoned district.

*Brenda Joyas, Planner presented the staff report. She stated that the Specific Use Permit request is to allow a stand-alone parking lot in Commercial zoning. The applicant is requesting an extension of a parking lot from the lot south of the subject property.*

*Ms. Joyas stated that staff received one letter in support of the request and one phone call from a neighbor stating they were fine either way as long as their property was not involved.*

*She informed the Commission that the property is in the Traditional Residential area of the City's FLUP. Residential use and development within Neighborhood Commercial along major thoroughfares such as Court St. are supported within Traditional*

*Residential use. She gave an overview of the surrounding properties and noted that the request is compatible with surrounding land use and zoning.*

*The applicant is in the process of bringing the southern adjacent lot into compliance with parking lot requirements by applying for a Specific Use Permit for the subject property that allows a stand-alone parking lot in commercial zoning to complete parking spot numbers.*

*Ms. Joyas stated that if the Commission approved the request, staff is recommending the conditions that the screening of parking lot facing the home on Gonzales Street with a 6 foot fence, the SUP be transferable to keep the required parking for the business on Court St. to the South lot and that the stand alone parking lot stay with the parking lot for the business on the south lot.*

*The regular meeting 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 Jones III, seconded by Commissioner Schievelbein, that the SUP to allow a stand alone parking lot at 601 E. Gonzales with the conditions that the screening of a 6 foot fence of the parking lot facing the home on Gonzales Street, the SUP be transferable to keep required parking for business on Court St., on the south lot and the stand alone parking lot to remain a parking lot for business on south lot be approved. The motion carried by the following vote:**

**Aye 6 -** Vice Chair Davila, Flores, Hernandez, Jones III, Rizo, and Schievelbein

**5. Adjournment**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:38 p.m.**

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**Eddie Davila, Vice-Chair  
Planning & Zoning Commission**

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**Francis Serna  
Recording Secretary**