



Meeting Minutes

Planning & Zoning Commission

Tuesday, December 9, 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 December 9, 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: 9 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

3. Approval of Minutes

[25-665](#)

Approval of the Planning and Zoning Commission Minutes of the October 14, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Windle, that the minutes of the October 14, 2025 P&Z meeting be approved. The motion carried by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

4. Public Hearing and Action Items

a. [VAR 07-25](#)

A request for a variance to Chapter 6 Sign Requirements, Section 6.5.7 Pole Signs: Single-Tenant, Height Requirements, for the property located at 3740 SH 46 N, Property ID: 202198, (VAR 07-25)

Kyle Warren presented the staff report. He stated that the applicant is requesting a variance to the sign height requirement for a pole sign. He explained that Chapter 6, UDC allows a for a 25' pole signs for signs not located on IH-10 or SH 130. The applicant is requesting to construct a 30' pole sign for McDonald's located on Hwy. 46.

Mr. Warren pointed out that the property is bordered by residential to the south and west, and Commercial to the north. In addition, the property across Hwy. 46 is pending annexation. Mr. Warren stated that the request does not meet the required criteria for a hardship. He informed the Commission that no letters for or against the request were received.

The regular meeting recessed, and a public hearing was held. Vanessa Ennriquez, 202 Scarlet Oak Creek stated that her property is adjacent to the new development. He felt that approving the request will set a precedent for future development. She expressed concerns regarding brighter lights and stated she was opposed to the request. There being no additional responses from the public the regular meeting reconvened for action.

The Commission briefly discussed the newly adopted Sign Ordinance.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the Variance request (VAR 07-25) be denied. The motion carried by the following vote:

Nay 1 - Hernandez

Aye 8 - Vice Chair Davila, Chairperson Felty, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

b. [ZC 21-25](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678. (ZC 21-25).

Pamela Centeno, Director of Planning & Codes, presented the staff report. She explained the property is currently going through the annexation process and the applicant has requested a zoning designation of Single-Family Residential (R-1).

Mrs. Centeno further explained the R-1 zoning designation and pointed out the neighboring properties that are within the city limits with the same zoning designation. Mrs. Centeno went on to note the property's location within the city's Future Land Use Plan and noted that the Suburban Residential district does support residential development. Mrs. Centeno briefly touched on the development process and explained that any proposed development will be required to follow all the city's development standards.

Mrs. Centeno went over the criteria for a zoning change to the Commission and noted the Capital Projects & Engineering department's plans to extend E. Martindale Rd, but stated that she does not know the status or timing of the project. Mrs. Centeno then touched on the comment form that was received back from the property owner who is within 200' of the property and within the city limits, stating the resident was opposed because it would take away from the open rural view behind their home. The comment form also cited traffic, drainage, infrastructure strain, and the development not fitting the character of the area as reason for opposition. Mrs. Centeno also pointed out that comment forms were received from six (6) properties that were not within the 200' notification area. While written comment forms are only accepted for the record from property owners within the 200' notification area, Mrs. Centeno informed the Commission of the concerns expressed: traffic, sewer and water capacity, public infrastructure, emergency services, and a concern for the existing wildlife on the property. Commissioner Jones asked if notifications were sent to the properties to the north and south of the subject property. Mrs. Centeno stated that only properties within the city limits are notified.

The regular meeting recessed, and a public hearing was held. Trevor Tast, TX2 Engineering, representing the developer, addressed the Commission. Mr. Tast touched on the proposed project at the location and noted the steps and infrastructure needs

that would need to be done for this project. Commissioner Jones inquired about the ponds on site. Mr. Tast stated that they are aware of them and the geo technician will account for this. Doug Mannel, 124 Spanish Oak, addressed the Commission, he stated his concern for the increase in traffic within the area and noted a spring that was impacted with a past project within the area. Logan Leatherwood, 1430 E. Martindale Rd. addressed the Commission, she noted her concern over traffic and touched on the existing road within the area and pointed out the concern for the increase in traffic flow with the elementary school, and how the alignment of the driveway will cause vehicle headlights to shine on her and her neighbors' homes. Ms. Leatherwood concluded by stating that she is opposed to the request. John Kiser, 1850 E. Martindale Rd. also addressed the Commission, Mr. Kiser asked if a traffic study was done and asked about the expansion of Martindale Rd. and noted his concern about the increase in traffic and density within the area. Steve Callegari, 228 Lone Oak St, addressed the Commission and noted his concerns about traffic congestion and pointed out the current state of Martindale Rd. There being no other responses from the public, the regular meeting was reconvened.

Commissioner Pedigo asked staff if there are plans for road improvements within the area. Mrs. Centeno informed the Commission that there are plans for it but the timeline and status of the improvements are not known to the Planning Department. Mrs. Centeno went on to brief the Commission regarding the process for a traffic impact analysis (TIA) and the Master Throughfare Plan (MTP) within the area. The Commission discussed the TIA and what it would be based on. Mrs. Centeno touched on the TIA process and noted the TIA would determine what improvements would need to be made by the developer to allow for the proposed density. Commissioner Jones asked what would happen if the property were not annexed and stayed in the County. Mrs. Centeno stated that development would follow the development standards for properties in the County. Commissioner Silvius asked what safeguards the city would have if it was approved to R-1. Mrs. Centeno stated the Unified Development Code (UDC) would be the safeguard and regulate the development, as conditions cannot be placed on the R-1 zoning designation. Commissioner Schievelbein inquired about when water capacity is looked at. Mrs. Centeno stated that this would happen during the development process.

A motion was made by Commissioner Pedigo, seconded by Commissioner Hernandez that zoning designation to ASingle Family Residential (R-1) be recommended for approval.. The motion carried by the following vote:

Nay 3 - Jones III, Rizo, andSilvius

Aye 6 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Schievelbein, andWindle

c. [ZC 22-25](#)

Public hearing and possible action on a request for a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806, (ZC 22-25)

Kyle Warren, Planner, presented the staff report. He stated that the owner is requesting a zoning change to subdivide and develop a new neighborhood of single-family residences.

The property is a 68.047-acre lot bordered by Single Family Residential, Commercial, Light Industrial, Mobile Home Park, and Agricultural Ranch zoning types. The property is in the Suburban Residential category of the FLUP which supports Single-Family

zoning. The property has 1,600 feet of frontage on Rudeloff Road for access. He added that there are two safety and general welfare issues which include additional traffic generated in the area, and the fact that the western 1/3 of the property was in the 100-year floodplain.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential.

He informed the Commission that two letters were received in opposition were received. The comments highlighted concerns about increase in traffic, lack of water supply, and loss of farmland. He clarified that the city would service the area and would have to sign off on a utility service form for water service at time of platting.

The regular meeting recessed, and a public hearing was held. The applicant, John McKiset approached the Commission and stated that the proposed development would be a similar subdivision to the surrounding areas. He stated water supply would be taken into consideration.

Jake Sloan, stated he was in favor of the request, and that more homes was a good thing for Seguin. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Silvius, seconded by Commissioner Pedigo, that the zoning change from Agricultural Ranch (AR) to Single Family Residential (R-1) be recommended for approval.. The motion carried by a unanimous vote.

Aye 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

d. [ZC 23-25](#)

Public hearing and possible action on a request for a zoning designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628. (ZC 23-25).

Armando Guerrero, Planning Manager, presented the staff report. He explained that the subject property consists of approximately 132.993 acres and is currently in the process of annexing into the city. The requested Public (P) zoning designation zoning is intended to support the development of a new Technical College campus.

Mr. Guerrero further explained that the properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential, and while public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

Mr. Guerrero added that access will be from State Hwy 46 and Cordova Rd. Any additional proposed access points or improvements connecting to SH 46 or Cordova will require review and approval by TXDOT and the City.

Commissioner Jones inquired about the student count and traffic at this location.

Mr. Guerrero noted that figures for future student count are not currently known and that traffic impacts and road realignment will be reviewed by the Engineering Department.

The regular meeting recessed, and a public hearing was held. Shelly Turner, P.O. Box 31988 New Braunfels, Texas 78131, addressed the Commission. She requested some clarification on the notification map she received. Mr. Guerrero clarified that the buffer shown on the notification map received unintentionally displayed hash marks within the 200' buffer notification shown, and the zoning designation request does not involve her property or the properties the buffer touches. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Rizo, that the zoning designation to Public (P) be recommended for approval. The motion carried by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

e. [ZC 24-25](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25)

Kyle Warren, Planner, presented the staff report. He stated that this was the 4th rezoning attempt for this property as the previous three were either denied or withdrawn. The owner requested to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

Mr. Warren stated the property is a 2.53-acre lot bordered by single family residential, Mobile Home Park, and Public zoning types. The property is in the Traditional Residential category of the FLUP which highly supports Single-Family zoning. The access to the property is its 340 feet frontage on Jefferson Avenue. Lastly, he mentioned that the maximum number of units per acre was 8 though a more realistic outcome after right-of-way dedication was 5 units.

The only safety or general welfare issues that were identified was additional traffic generated in the area.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well. The proposed use of single-family homes would also provide walkability to the nearby Jefferson elementary.

Mr. Warren added that three letters were received against the case and one in favor. The submittals highlighted concerns about more traffic, potential for noise pollution, and a departure from the traditionally larger lots found in the areas. He also passed out all letters for and against to the commission for further review.

The regular meeting recessed, and a public hearing was held. The applicant, Preston James, approached the Commission and stated that Mr. Warren had given a thorough presentation, and that the target number of units per acre was 5 to 6. Chair Felty thanked Mr. James for his patience with the process.

Susan Gerth, 767 Baker stated that she hopes the proposed development will be in similarity to the surrounding single-family homes.

There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Vice Chair Davila, seconded by Commissioner Pedigo, that the zoning change from Public (P) to Single Family Residential (R-1) be recommended for approval.. The motion carried by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

f. [ZC 25-25](#)

Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25).

Armando Guerrero, Planning Manager presented the staff report. He stated that the request for Light Industrial if for an 18.049 acres property located south of Beechcraft Lane and Rudeloff Rd. The vacant property contains the original zoning designation since the 2001 annexation. He gave a brief overview of the uses allowed in Light Industrial zoning.

Mr. Guerrero pointed out that Light Industrial is not compatible with existing and permitted uses in the area. He added that to the south is the Hiddenbrooke Subdivision, the north is an undeveloped Light Industrial tract and to the east of the property is the Huber Airpark zoned as Planned Unit Development. He explained that although there are similar zoning designations for Light Industrial zoning when annexed in 2006. The LI zoning designation for the properties were based on their existing use at the time of annexation. The property is in the Suburban Residential District of the Future Land Use Plan and development should consist of suburban style single-family neighborhoods that range in housing types and densities. In addition, the property does not have legal street frontage. A legal access would be required to be provided by plat, plat variance, or easement prior to any development.

Mr. Guerrero noted that at the time of development for Hiddenbrooke Unit 4, Griffith Drive will be extended to the property boundary during the phasing and provide legal streets access to the property. Ingress and egress to the property will require passage through the Hiddenbrooke Subdivision neighborhood.

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 Windle, seconded by Commissioner Schievelbein, that the zoning change from Agricultural Ranch (AR) to Light Industrial (LI) be recommended for denial. The motion carried by the following vote:

Aye 9 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, Silvius, and Windle

g. [ZC 26-25](#)

Public hearing and possible action on a request for a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25).

Commissioner Wayne Windle recused himself.

Armando Guerrero presented the staff report. He stated that the applicant is requesting Neighborhood Commercial to allow a dance studio at 919 N. Guadalupe St. The property is currently being utilized by the Seguin Youth Services, a nonprofit

organization. The proposed dance studio will operate within the existing building and utilize the existing parking lot. However, if any changes to the building are proposed for the property, the site will be required to meet the development requirements for the proposed changes and use.

He added that the property is located in the Traditional Residential District which encourages neighborhood commercial use if contributing to the districts walk ability and vehicle circulation. The property will access the existing driveway off Guadalupe St.

Mr. Guerrero stated that the request is consistent with the future land use plan, compatible with existing and permitted uses of surrounding property. There were not adverse impacts on surrounding properties or natural environment. The proposed zoning follows a logical and orderly pattern and no public health, safety or welfare issues were identified. No letters in support or opposed were received by staff.

The regular meeting recessed, and a public hearing was held. Wayne Windle spoke in support of the request. There being no additional responses from the public the regular meeting reconvened for action.

A motion was made by Commissioner Pedigo, seconded by Vice Chair Davila, that the zoning change from Public (P) to Neighborhood Commercial (NC) be recommended for approval. The motion carried by the following vote:

Recused 1 - Windle

Aye 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, Schievelbein, and Silvius

5. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 7:08 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary