



Meeting Minutes

Planning & Zoning Commission

Tuesday, February 10, 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 February 10, 2026 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, John Flores, Bobby Jones III, Kelly Schievelbein, Pete Silvius, and Wayne Windle

**Absent:** 2 - Tomas Hernandez Jr, and Yesenia Rizo

3. Approval of Minutes

a. [26-027](#)

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

**A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the minutes of the December 12, 2025 Planning Commission meeting be approved. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Jones III, Schievelbein, Silvius, andWindle

b. [26-028](#)

Approval of the Planning and Zoning Commission Minutes of the January 13, 2026 Regular Meeting.

**A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the minutes of the January 12, 2026 Planning Commission meeting be approved. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Jones III, Schievelbein, Silvius, andWindle

4. Public Hearing and Action Item

[ZC 03-26](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46

and Jefferson Ave., Property ID: 52779, (ZC 03-26)

*Kyle Warren, Planner, presented the staff report. He stated that the case was postponed from January's Planning and Zoning Commission meeting and advised that he would be brief with the presentation.*

*Mr. Warren stated the 15.005-acre tract of land is located near the intersection of Jefferson Ave and SH 46 zoned both Commercial and Single-Family Residential. The request is for Multifamily-3, High Density Multifamily for the entire 15 acres. He reminded the Commission that the maximum allowable number of units in the zoning district was 20, and that the applicant said they were only going to have 17 units per acre.*

*Mr. Warren reminded the Commission that the proposed use was inconsistent with both the FLUPs. Traditional Residential by maximum units allowed (20) and Commercial Corridor because Multifamily needs to be by two arterial street. He noted that the University Center FLUP was adjacent to the property, across Jefferson Avenue which is supportive of Multifamily High-Density zoning.*

*Mr. Warren stated that if the apartments were developed, the property would have a double-sided planting buffer of 30 feet for a three-story complex, against the single-family zoned properties to the east and south.*

*He stated that two additional letters were received, one in favor with nothing noted and one in opposition stating concerns of increase in crime and congestion. The previous two letters of opposition touched on potential drainage issues a new development could bring to the area.*

*The regular meeting recessed, and a public hearing was held. Kalie Gast, and attorney Rob Killen of Killen, Griffin & Farrimond, LLC gave a presentation of the zone change request. Mr. Killen presented his power point touching on traffic impact, site analysis, walk ability, potential community and economic benefits, a City Grant for sidewalk infrastructure, and renderings of the project. Mr. Killen also proposed that a deed restriction would be created to put a density cap of 17 units per acre and would be recorded prior to the first city council meeting of March if the zoning change were approved.*

*Kalie Gast answered questions from the Commission on market studies for the project concerning demand, growth patterns, and income levels. She said 255 units were being proposed for working/middle class income levels.*

*Carlos Moreno, Habitat for Humanity spoke on the case, asking for support of the project as it was Habitat's land that was in question for the zone change. He said The Kittle Group aligned with their outlook of trying to provide affordable housing for Seguin.*

*Elizabeth McCowan, Habitat for Humanity also came forward in support of the zoning change as it would allow Habitat to fulfill their mission and vision.*

*Madeline Zwicke, Habitat for Humanity approached the Commission. Chair Patrick Felty asked her how this large multifamily development would affect the ability to build single family homes on the remaining 15 acres to the south.*

*Michael Taylor, Habitat for Humanity, addressed questions from the Commission. He said the mix of affordable single-family homes as well as work force apartment housing*

would certainly benefit Habitats goals for Seguin. He also stated that Habitat’s ability to develop the site without the sale of the 15 acres in question would be very limited. He said the remaining 15 acres would be reserved for 4 acres of retail commercial and 11 acres of single-family zoning.

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

Chair Felty asked staff if the grant for sidewalks was on Ermel Street or SH 46. Jennifer Shortess, Assistant City Engineer, stated the grant is a safe route to school grant through TxDOT and the Alamo area MPO and is a concrete trail from B&B road to Kingsbury Street along SH 46. She then stated it would be in construction from 2029-2031.

**A motion was made by Vice Chair Davila, seconded by Commissioner Silvius, that the Zoning Change to Multi-Family High Density 3 (MF-3) be recommended for approval. The motion carried by the following vote:**

**Nay** 1 - Jones III

**Aye** 6 - Vice Chair Davila, Chairperson Felty, Flores, Schievelbein, Silvius, andWindle

**5. Adjournment**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:03 p.m.**

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**Patrick Felty, Chair**  
**Planning & Zoning Commission**

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**Francis Serna**  
**Recording Secretary**