



It's real.

## City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

### Meeting Agenda - Final City Council

---

Tuesday, January 3, 2023

5:30 PM

Council Chambers

---

The City Council Meeting can be viewed live at:  
[http://cityofseguintx.granicus.com/MediaPlayer.php?  
publish\\_id=9b6beeca-03e4-4594-b71a-be211bf26985](http://cityofseguintx.granicus.com/MediaPlayer.php?publish_id=9b6beeca-03e4-4594-b71a-be211bf26985)

1. Call to Order
2. Invocation - Paul Gaytan
3. Pledge of Allegiance/Salute to the Texas Flag
4. Roll Call
5. Hearing of Residents:  
Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Discussion of any item not on the agenda shall be limited to  
1) Statements of specific factual information given in response to any inquiry;  
2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting; 4) For the record, please state your name and address before speaking.
6. Consent Agenda
  - a. [22-543](#) Ordinance on second and final reading amending the Seguin Code of Ordinances, Chapter 102, Utilities, Article IX, Capital Recovery Fees, to update and make provisions for both a maximum and effective capital recovery fee for roadway facilities; providing for publication; providing a severability clause.  
Attachments: [Memo\\_RoadwayImpactFees\\_2022](#)  
[Ordinance\\_RoadwayImpactFees\\_2022](#)  
[Schedule 1 - Maximum Impact Fees 2022](#)  
[Schedule 2 - Impact Fee Collection Rates 2022\\_FINAL](#)

- b. [22-560](#) Ordinance on second and final reading amending the Fiscal Year 2023 General Fund Budget of the City of Seguin, Texas.  
**Attachments:** [Councilman Gaytan's salary memo](#)  
[Councilman Gaytan's salary](#)
- c. [23-001](#) Approval of Quarterly Investment Report for the Quarter Ended September 30, 2022 - Susan Caddell, Director of Finance  
**Attachments:** [InvestmentReport.September30,2022](#)
- d. [23-005](#) Resolution adopting Guidelines and Criteria for Tax Abatements; and declaring an effective date - Josh Schneuker, Director of Economic Development  
**Attachments:** [CC Memo-Tax Abatement Guidelines and Criteria](#)  
[Resolution](#)  
[2023-2025 City of Seguin Tax Abatement Criteria and Guidelines](#)
- e. [23-006](#) Resolution authorizing purchase of DR18 C900 PVC pipe Bid #TF-2023-12 for use of the City's Water Utilities department - Adam Ryals, Utility Warehouse Manager and Rick Cortes, Deputy City Manager  
**Attachments:** [Council Memo C900 PVC - 12-28-2022](#)  
[Resolution C900 PVC Pipe](#)  
[Bid Tab C900 PVC Pipe](#)
- f. [23-009](#) City Council Meeting Minutes of December 20, 2022  
**Attachments:** [CCMeetingMinutes 12.20.2022](#)
- g. [23-010](#) Check List: December 19, 2022 through December 30, 2022  
**Attachments:** [Check Report \(17\)](#)

## **7. Action Items - Discussion and Possible Motion to Approve**

- a. [22-568](#) Public hearing and Ordinance on first reading to consider amending the Code of Ordinances and the Unified Development Code (UDC), Chapter 2, Development Applications/ Development Review Process, and other associated sections of Chapters 1, 4, and 7 of the UDC, and Appendix C, Fee Schedule of the Code of Ordinances- Pamela Centeno, Director of Planning and Codes  
**Attachments:** [CC Memo\\_DevelopmentProcess\\_Jan2023](#)  
[Planning Commission Report](#)  
[Ordinance\\_UDC\\_DevelopmentProcess\\_Final](#)

- b. [22-573](#) Public hearing and ordinance on first reading on amendments to the City of Seguin's Unified Development Code Chapter 4. Subdivisions and Appendix C Fee Schedule to increase flood hazard protections for existing and future residential property owners.
- Attachments:** [2023.01 City Council Memo Subdivision Flood Hazard Prevention Ordinance](#)  
[UNIFIED DEVELOPMENT CODE - CHAPTER 4 \(2023.01 redlines\)](#)  
[2022-12-05 APPENDIX C - FEE SCHEDULE Redlines Floodplain](#)  
[PZ Memo Subdivision Flood Hazard Prevention Recommendation Dec 2022](#)  
[2023.01 UDC Chapter 4 Updates](#)
- c. [ZC](#)  
[22-22 CC](#) Public hearing and Ordinance on first reading to consider a zoning change request from Commercial(C) to Industrial (I) for a property located along the 1800 Blk of Friesenhahn Rd, Parcel ID: 52897, (ZC 22-22)- Pamela Centeno, Director of Planning and Codes
- Attachments:** [Staff Memo ZC 22 22](#)  
[Planning Commission Report and packet](#)  
[ZC 22-22 Ordinance](#)  
[ZC2222 ExhibitA CC](#)
- d. [ZC](#)  
[23-22 CC](#) Public hearing and Ordinance on first reading to consider a zoning change from Single-Family Residential (R-1) to Duplex High Density (DP-2) for a property located at 772 Johnson Ave, Property ID: 45988, (ZC 23-22)- Pamela Centeno, Director of Planning and Codes.
- Attachments:** [Staff Memo ZC 23 22](#)  
[Planning Commission Report and packet](#)  
[ZC 23-22 Ordinance](#)  
[ZC23-22 ExhibitA CC](#)
- e. [ZC](#)  
[24-22 CC](#) Public hearing and Ordinance on first reading to consider a zoning change from Public (P) to Commercial (C) for a property located at 3031 N. Austin St., Property ID: 145765, (ZC 24-22)- Pamela Centeno, Director of Planning and Codes.
- Attachments:** [Staff Memo ZC 24 22](#)  
[Planning Commisison Report and agenda packet](#)  
[ZC 24-22 Ordinance](#)  
[ZC2422 ExhibitA CC](#)

## 8. **Executive Session**

*In accordance with Texas Government Code, Subchapter D, Section 551, the City Council may convene in a closed session to discuss any of the following items, any final action or vote taken will be in public:*

- a. [23-007](#) In accordance with Section 551.072 (Real Property) - Deliberation regarding potential Office Space for Main Street and CVB Department and Visitor Center - Steve Parker, City Manager

9. **Adjournment**

**CERTIFICATE**

**I certify that the above notice of meeting was posted in the outside display case at the front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 30th of December 2022 at 12:00 p.m.**

---

**Kimberly Allison  
Deputy City Secretary**

**The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.**