



Meeting Minutes

Planning & Zoning Commission

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Tuesday, September 14, 2021

5:30 PM

Council Chambers

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Public

1. **Call To Order**

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on September 14, 2021 at 5:34 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Dave Gettig presiding over the meeting.

2. **Roll Call**

**Present:** 5 - Chairperson Dave Gettig, Jim Lievens, Troy DePalermo, Stephen Bregande, and Patrick Felty

**Absent:** 4 - Vice Chair Korey Kirchner, BJ Jeffers, Bryan Spahn, and Kelly Schievelbein

3. **Approval of Minutes**

[21-308](#)

Approval of the Planning and Zoning Commission Meeting Minutes of the August 10, 2021 meeting.

**Indexes:**

A motion was made by Commissioner DePalermo, seconded by Commissioner Lievens, that the Minutes of the August 10, 2021 Planning Commission be approved. The motion carried by the following vote:

**Aye** 5 - Chairperson Gettig, Lievens, DePalermo, Bregande, and Felty

4. **Consent Agenda**

a. [PC 081121-01](#)

Possible Action on a request for a Final Plat for the Lily Springs Unit 1 Subdivision, Property ID: 55083 (PC 081121-01)

**Indexes:**

This Action Item was approved

b. [PC 080921-01](#)

Possible action on a request for a Final Plat for the Lawson Plaza subdivision, Property ID 23210 and 23211 (PC 080921-01).

**Indexes:**

This Action Item was approved

**c. [PC 080921-02](#)**

Possible Action on a request for a Replat of Sky Valley Subdivision subdividing 12 lots on Alta Vista Terrace & Riviera Court to create new 23 lots (PC 080921-01)

**Indexes:**

**A motion was made by Commissioner DePalermo, seconded by Commissioner Lievens, that the Consent Agenda be approved. The motion carried by the following vote:**

**Aye** 5 - Chairperson Gettig, Lievens, DePalermo, Bregande, and Felty

**5. Public Hearings & Action Items****a. [ZC 20-21](#)**

Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for a property located at 1214 N. Milam St., Property ID: 23132, (ZC 20-21)

**Indexes:**

*Armando Guerrero presented the staff report. He explained that the existing structure on the property is a legal non-conforming use. A Commercial zoning will require a Specific Use Permit if the structure was vacant for more than six months, damaged or destroyed to an extent of 50% of its assessed valuation. Rezoning the property to R-1 should remove the need for a Specific Use Permit. The property is located on the outer portion of the Town Core with acceptable uses of retail, office, institutional, conservation and residential use. He gave a brief overview of the surrounding properties and said the request is compatible with the area. Staff recommended approval of the zoning change request from Commercial (C) to Single Family Residential 1 (R-1).*

*Melanie Johnson, the applicant stated they are looking to purchase the property. They will remodel the home and sell it. She added that with financing it is difficult to finance a home with commercial zoning.*

*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 Lievens, seconded by Commissioner Felty, that ZC 20-21 to Single-Family Residential 1 be recommended for approval. The motion carried by the following vote:**

**Aye** 5 - Chairperson Gettig, Lievens, DePalermo, Bregande, and Felty

**b. [ZC 21-21](#)**

Public hearing and possible action on a request for a zoning change from Agriculture Ranch (A-R) to Multi-Family High (MF-3) for a property located at the 3500 Blk of SH 123 Bypass, Property ID: 52359, (ZC 21-21)

Indexes:

Commissioner Bregande recused from Item 5b, ZC 21-21. Chair Gettig announced that the item 5b was tabled due to the lack of a quorum.

**6. Adjournment**

There being no further discussion before the Planning and Zoning Commission, the meeting was adjourned at 5:49 p.m.

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Dave Gettig  
Planning & Zoning Chair

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Francis Serna  
Recording Secretary