



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda

### Planning & Zoning Commission

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Tuesday, April 14, 2026

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[26-150](#)

Approval of the Planning and Zoning Commission Minutes of the March 10, 2026 Regular Meeting.

**Attachments:** [03.10.26 PZ mins draft](#)

4. **Public Hearing and Action Items**

a. [ZC 05-26](#)

Public hearing and possible action on a request for a zoning change from Commercial to Single-Family Residential 1 for the property located in the 200 block of E Weinert St. Property ID 23125, (ZC 05-26)

**Attachments:** [ZC 05-26 Staff Report and Maps](#)

b. [ZC 04-26](#)

Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) for the property located south of Beechcraft Ln and Rudeloff Rd., Property ID: 52966, (ZC 04-26).

**Attachments:** [ZC 04-26 & GLUP 01-26 Staff Report & Maps](#)

c. [GLUP 01-26](#)

Public hearing and possible action for a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (GLUP 01-26)

**Attachments:** [GLUP Narrative and Supporting Documents \(FINAL\)](#)

5. **Adjournment**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 8th day of April 2026 at 10:00 a.m. Said place is readily accessible to the General Public.

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Francis Serna  
Recording 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.



Meeting Minutes

Planning & Zoning Commission

Tuesday, March 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 March 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, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, and Kelly Schievelbein  
**Absent:** 2 - Pete Silvius, and Wayne Windle

3. Approval of Minutes

[26-072](#)

Approval of the Planning and Zoning Commission Minutes of the February 10, 2026 Regular Meeting.

**A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Minutes of the February 10, 2026 Meeting be approved. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

4. Public Hearing and Action Items

a. [SUP 01-26](#)

Public Hearing and possible action for a Specific Use Permit to allow a single-family residence in a Commercial Zoned District for property located at 817 W. Court St., Property ID 167193 (SUP 01-26)

*Brenda Joyas, Planner, presented the staff report. She stated that the applicant is requesting a Specific Use Permit to use an existing single family residential dwelling in Commercial (C) zoning. She explained that the site consists of a 1.094 acre tract that has two dwelling units on the property. One of the homes proposes to continue as a residential use, which lost its legal non-confirming status due to disconnection and inactivity of utilities. The applicant is in the process of bringing the site into compliance.*

*She stated that the site is located within an area mostly comprised of Commercial zoning and use through out the major thoroughfare of Court St. Ms. Joyas gave a brief*

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

*Staff recommends approval along with conditions that the Residential Standards seen in the City's Unified Development Code (UDC) apply to the property; the site can be used for residential use only; if the property is sold, the SUP will transfer to new owner if use remains residential; the SUP will be voided if the site is vacant or without utilities for 6 months. Ms. Joyas added that no letters in opposition or in support were received by staff.*

*The regular meeting recessed, and a public hearing was held. Carlos Carbajal, the owner explained that the meter was removed immediately after he purchased the property. His intent was to remodel the home. 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 Schievelbein, that SUP 01-26 be approved with conditions presented by staff. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

**b. [26-087](#)**

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix, to add "Data Center" as a new use, and Chapter 7 (Definitions), to add a definition for data centers.

*Pamela Centeno, Director of Planning and Codes gave a presentation of the proposed amendments to Section 3.4.3 Land Use Matrix-Industrial Uses and to Chapter 7-Definitions, to add and define a data center as new use. She said the number of data centers being constructed in Texas is rapidly increasing as companies pursue sites in cities and counties across the state. Unlike counties, Texas cities have the authority to adopt zoning regulations to promote the public health, safety, morals, and general welfare of their communities. While data centers are vital to today's digital economy, careful consideration must be given to where they are permitted within city limits. To help ensure that such facilities are developed in appropriate locations and that adequate safeguards are in place to protect surrounding properties, staff is proposing to amend the Unified Development Code (UDC) to add data centers as an industrial use in the Land Use matrix with requirements for a Specific Use Permit. Staff is also proposing to add a definition for a data center to the UDC. Ms. Centeno presented the amendments to the Commission.*

*The Commission discussed zoning, the high use of electric, water and internet service, setting boundaries with a specific use permit, industrial and light industrial zoning for data centers, and the definition of data center.*

*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 Vice Chair Davila, seconded by Commissioner Hernandez, that the amendments be recommended for approval. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

**c.** [26-088](#)

Public hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 1.2.7.C Floodplain Administrator, Section 1.4 Expiration of Applications, Section 2.10 Flood Plain Development Permit, Section 4.6 Stormwater and Drainage Standards, and Section 4.3.2 Drainage Easement (DE), to modify floodplain regulations and related administrative provisions.

*Shelly Jackson, Assistant Director of Planning and Codes presented the proposed amendments to modify Section 1.2.7.C (Flood Administrator), Section 1.4 (Expiration of Applications), Section 2.10 (Flood Plan Development Permit), Section 4.6 (Stormwater and Drainage Standards), and Section 4.3.2 (Drainage Easement (DE)) and the UDC. She explained that the amendments is to clarify sections of the UDC and the Floodplain Administrator procedures and to improve consistency with the Code Stormwater Criteria Manual and Code of Ordinances to ensure the Floodplain regulations remain consistent with the NFIP program.*

*Chair Felty asked for clarification of Section 4.6.1. Jennifer Shortess, Assistant Director of Engineering referred to the Stormwater Criteria Manual and provided a brief overview.*

*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 Vice Chair Davila, that the amendments to the UDC Section 1.2.7.C, Section 1.4, Section 2.10, Section 4.6 and Section 4.3.2 be recommended for approval. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Flores, Hernandez, Jones III, Rizo, and Schievelbein

**5. Adjournment**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:29 p.m.**

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

\_\_\_\_\_  
**Francis Serna**  
**Recording Secretary**



**PLANNING & CODES**

**ZC 05-26 Staff Report  
200 Block E Weinert  
Zoning Change C to R-1**

**Applicant:**

Lance Huber/Gloria Kinz  
P.O. Box 1301  
Seguin, TX 78155

**Property Owner:**

**Atrian & Barlow LLC**  
1207 N. Austin St.  
Seguin, TX 78155

**Property Address/Location:**

200 Block of E. Weinert St.  
Seguin, TX 78155

**Legal Description:**

LOT: 2 SE Corner 156X167  
BLK: 291 ADDN: Farm

Property ID: 23125

**Lot Size/Project Area:**

Approx. 0.67 acres

**Future Land Use Plan:**

Local Commercial

**Notifications:**

Mailed: April 1, 2026  
Newspaper: March 29, 2026

**Comments Received:**

None at time of publication

**Staff Review:**

Brenda Joyas, CNU-A  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Unoccupied
<b>N of Property</b>	C	Commercial Use
<b>S of Property</b>	P	Public- Guadalupe County
<b>E of Property</b>	R-1	Single-Family Residential Home
<b>W of Property</b>	C	Event House

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a zoning change request for the property located at 200 block of E. Weinert St. The site is currently zoned Commercial (C) and contains no structures. The applicant is seeking to rezone the property for the purpose of replating the property into two (2) lots to build two (2) single-family residential dwellings. The requested zoning change to Single-Family Residential (R-1) would be consistent with the proposed use and properties to the east which are primarily composed of single-family residential dwellings.

**Consistency with the future land use plan** – The proposed residential use is combines with the City’s FLUP since Local Commercial areas should be mixed horizontally and vertically at intersections and approaching thoroughfares. The subject property is 300 feet from the closest intersection and currently a part of the commercial property at the corner. Once the property is rezoned and replated it will take on the use of the properties to the east, Single-Family Residential.

**Compatible with existing and permitted uses of surrounding property** – Yes, proposed use would be residential. The lots to the east of the subject property have existing residential structures.

**Adverse impact on surrounding properties or natural environment** – None specifically identified.

**Proposed zoning follows a logical and orderly pattern** – Yes, residential zoning allows for continued residential use.

**Other factors that impact public health, safety, or welfare** – None specifically identified.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The lot contains a frontage of 156 feet and lot depth of 187 feet but the rezoned area will be 100 feet of frontage with the 187 feet of depth. There are no existing structures on the rezoned portion of the lot.

The parcel was combined with the owner's other lot (commercial) that holds an event center but this portion of the property has been vacant. With the rezoning, owners will be able to build 2 residential homes.

### **CODE REQUIREMENTS:**

Single-Family Residential homes are not allowed in commercial zoning so proposed use requires rezoning.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The applicant's proposed use of single-family residential would be compatible with the surrounding land use and zoning along E. Weinert St. Existing residential use can be seen east of the property. This property is bordered by Commercial (C) zoning and use to the north and west and Single-Family Residential (R-1) zoning and use to the east and Public to the south.

### **COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):**

The property is located within the Local Commercial district of the City's FLUP. Developments within Local Commercial areas should be mixed horizontally and vertically at intersections. To the east properties are in the Traditional Residential with single family residential housing that would match the proposed use. Right now the lot is part of the commercial property, once rezoned and replatted the lot will be stand alone and match the eastern boundary single-family homes.

### **HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)

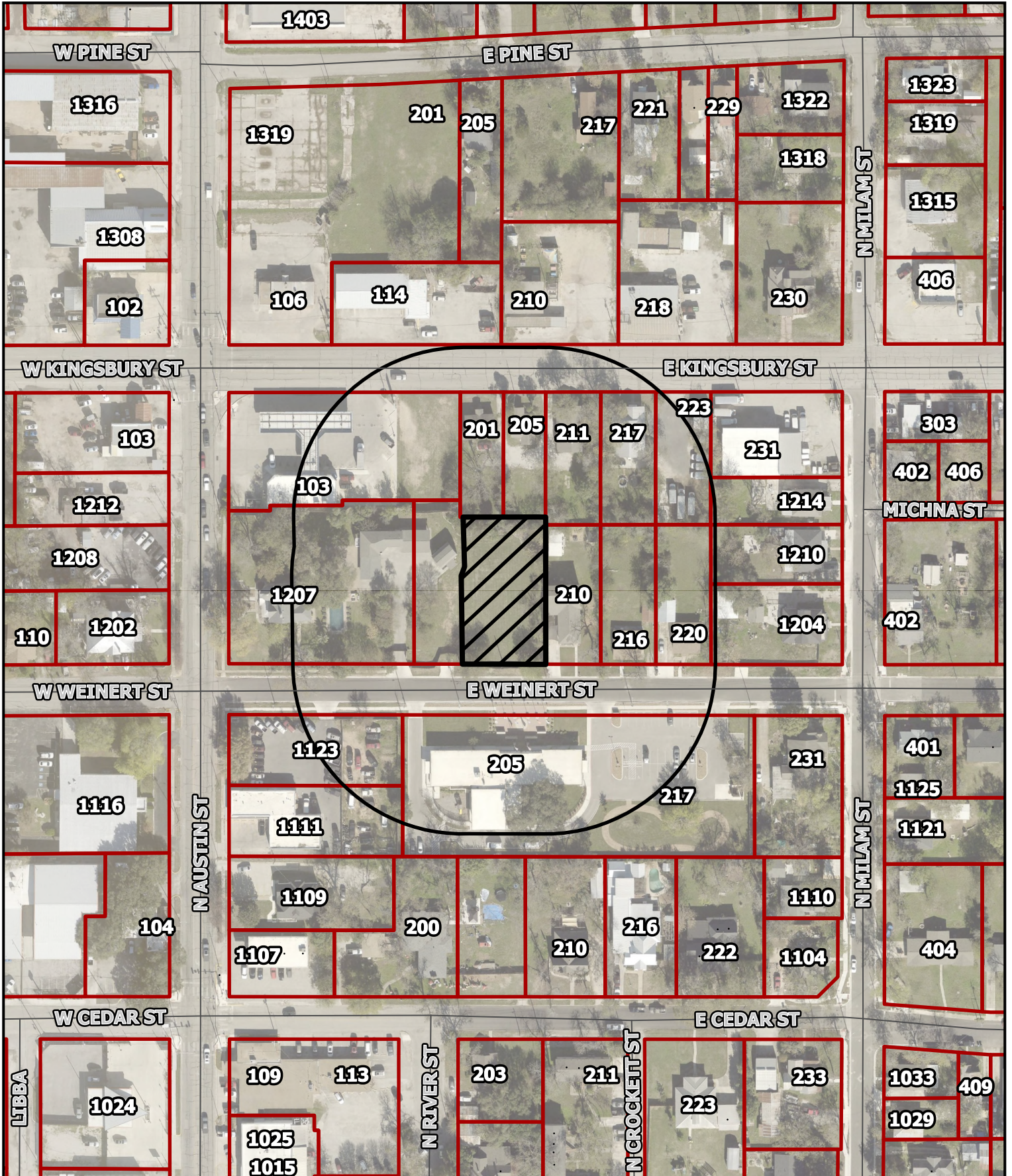
No health, safety or environmental issues have been identified for these properties.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This property has an existing driveway along E. Weinert St.

# LOCATION MAP

200 Blk of E. Weinert St.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



 200' Buffer  
 Parcel

1 inch = 150 feet

Printed: 3/20/2026

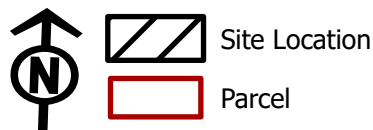
# ZONING MAP

200 Blk of E. Weinert St.



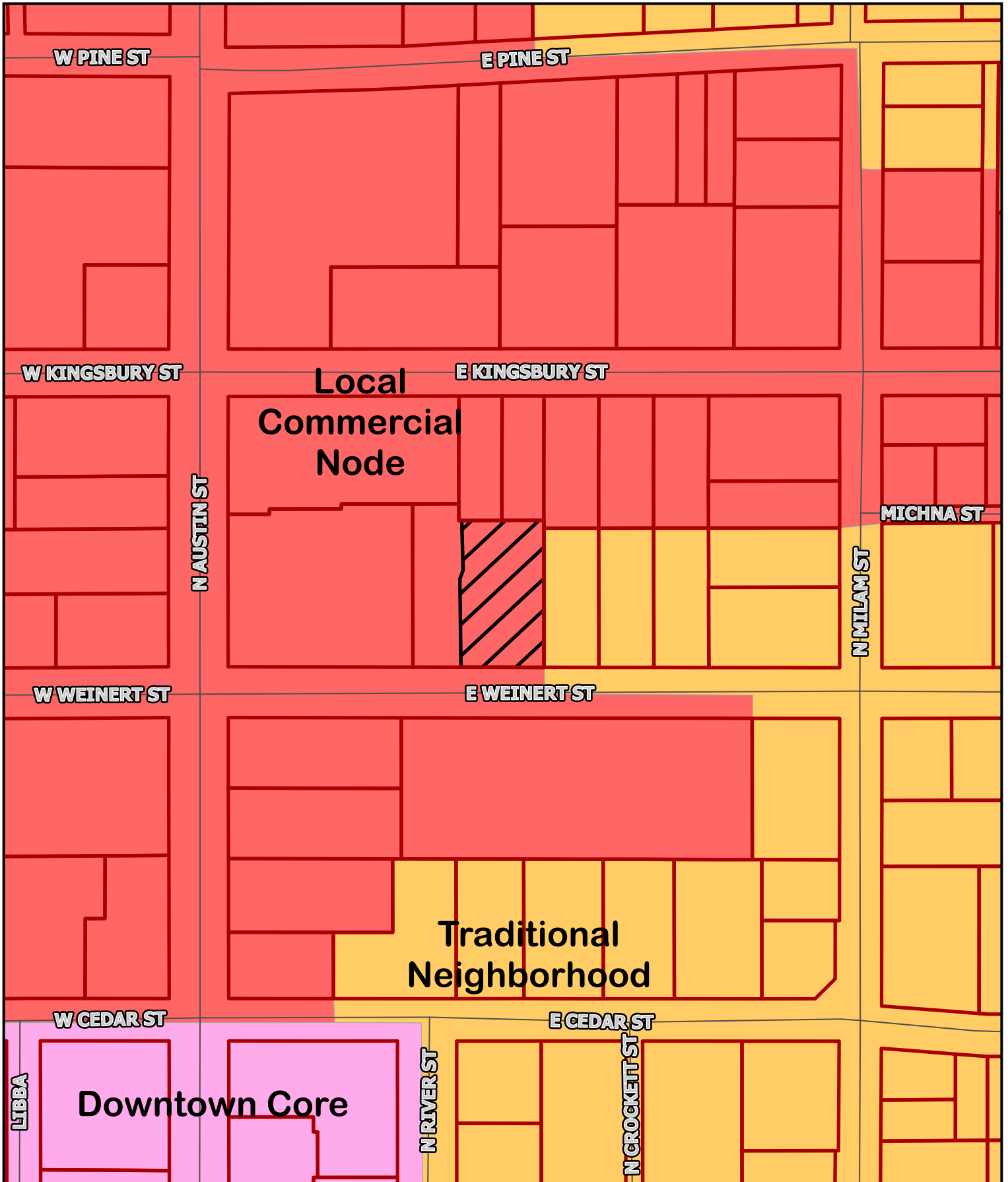
- |                      |                          |                          |                             |                            |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| Agricultural - Ranch | Light Industrial         | Manufactured Home Park   | Single Family Residential 1 | Zero Lot Lines             |
| Commercial           | Manufactured-Residential | Neighborhood Commercial  | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1             | MultiFamily 1            | None                     | Rural Residential           |                            |
| Duplex 2             | MultiFamily 2            | Public                   | ROW                         |                            |
| Industrial           | MultiFamily 3            | Planned Unit Development | Suburban Residential        |                            |

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1 inch = 150 feet

Printed: 3/20/2026



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Site Location

1 inch = 150 feet

Printed: 3/20/2026



**PLANNING & CODES**

**ZC 04-26/GLUP 01-26 Staff Report  
South of Beechcraft Ln & Rudeloff Rd.  
Zoning Change from A-R to PUD**

**Applicant:**

Lance Huber  
PO Box 2634  
Seguin, TX 78156

**Property Owner:**

Dennis Huber  
PO Box 1301  
Seguin, TX 78155

**Property Address/Location:**

South of Beechcraft Ln &  
Rudeloff Rd.

**Legal Description:**

ABS: 11 SUR: J D CLEMENTS  
26.01 AC.  
Property ID: 52966

**Lot Size/Project Area:**

26 Acres

**Future Land Use Plan:**

Suburban Residential

**Notifications:**

Mailed: April 2, 2026  
Newspaper: March 29, 2026

**Comments Received:**

None at the time of  
publication.

**Staff Review:**

Armando Guerrero  
Planning Manager

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Survey
- Lot layout depiction

**REQUEST:**

A zoning change request from Agricultural Ranch (A-R) to Planned Unit Development (PUD) and a request for a General Land Use Plan (GLUP).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Undeveloped Land
<b>N of Property</b>	LI & PUD	Undeveloped Land/Huber Air Park
<b>S of Property</b>	R-2	Future Hiddenbooke Unit 4
<b>E of Property</b>	PUD	Huber Air Park
<b>W of Property</b>	R-2	Hiddenbrooke Subdivision Unit 4

**SUMMARY OF STAFF ANALYSIS:**

The applicant has submitted an application for a zoning change from Agricultural Ranch (A-R) to Planned Unit Development (PUD) and an application for a General Land Use Plan (GLUP). The requested PUD zoning and GLUP is being requested to allow for an Air park style development consisting of private airplane hangars for aviation-use. The proposed hangars would work in conjunction with the air park directly to the east of this property. This proposed use is not a use found on the city's Land Use Matrix. The applicant is requesting PUD zoning and GLUP approval to allow for this proposed use. Based on the history of development within this area, the proposed development is not consistent with the surrounding development use and is not consistent with the city's Future Land Use Plan (FLUP). The existing air park to the east was developed prior to the time of annexation in 2006. The city's current FLUP identifies this area as an area for residential growth and development and supports residential use and low impact commercial uses intended to serve neighboring residents.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – No, this area of the FLUP recommends residential, open space, and low impact commercial use if compatible in scale with adjacent homes.

**Compatible with existing and permitted uses of surrounding property** – Partially, residential use and development can be seen to the west and south of this property, however, a similar use can be seen to the east of the property.

**Adverse impact on surrounding properties or natural environment** – Potential noise impacts for residents of Hiddenbrooke and additional traffic and use along Beechcraft Ln.

**Proposed zoning follows a logical and orderly pattern** – No, this area has seen a rise in residential development, the aviation use to the east was existing at the time of annexation.

**Other factors that impact public health, safety or welfare** – None specifically identified.

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This site contains its original zoning designation from its 2006 annexation and totals 26.01 acres per the appraisal districts website. The site is vacant and undeveloped, with no structures on the property. This site contains no legal street access but can be accessed through Beechcraft Ln. (a private road) via an access agreement easement.

### **CODE REQUIREMENTS:**

The uses within this PUD zoning district will be governed by the approved GLUP. The GLUP will establish allowed uses at the site, development requirements pertaining to setbacks, building height, landscaping, fencing, and access. The GLUP will not except the development from fire code requirements, building code requirements, or the development process established by the city of Seguin.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The proposed air park hangars is not compatible with existing and permitted uses to the west and south of the property (Hiddenbrooke subdivision). However, to the east a similar use (Huber Air Park) and zoning (Planned Unit Development) exists. The property to the north of the site are undeveloped tracts zoned Light Industrial (LI) and Planned Unit Development (PUD).

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
Potential noise from use to the neighboring subdivision.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

This property is within the Suburban Residential district of the city's Future Land Use Plan. Suburban Residential areas should consist of suburban-style single-family neighborhoods that range in housing types and densities, including detached single-family homes, duplexes, and supporting uses.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This property has no legal street frontage. Access to the site is provided by an access agreement via the Huber Air Park's CCR document (Vol. 1761, Pg. 493-519). A plat variance will be required for the proposed lot configuration due the lots being created contain no legal street access and no street frontage.

### **GENERAL LAND USE PLAN (GLUP):**

The applicant is proposing to utilize the site for the development of an Airpark-style use consisting of private airplane hangars for aviation-use. The development is intended to provide additional aircraft storage, work in conjunction with the existing airpark within the area and be regulated through the design standards set forth in this GLUP.

### **Site Area and Lot Configuration**

The proposed Airpark GLUP shall only encompass the property shown in Exhibit A and will consist of twenty-two (22) platted lots. Each is intended only for the construction and use of airplane hangars. The proposed twenty-two (22) lots will be configured to accommodate the construction of airplane hangar structures and designating access easements areas on site (via plat) for aircraft maneuvering and transporting aircrafts.

### **Access and Circulation**

Access to the site will be from an existing fifty (50) foot private right-of-way, Beechcraft Lane. This access has been secured through prior restrictions and covenants recorded in Volume 1761, Page 493 (see Page 515, Item 2) of the attached document. Beechcraft Lane shall remain private access and will serve all vehicular traffic for the development. No access shall be made through the residential subdivision. The future Griffith Dr will not be allowed to be utilized for ingress or egress for this site. When constructed, the stub out portion of Griffith Dr. will be gated and utilized for emergency access only.

### **Permitted Land Uses**

The airplane hangars are intended solely for the storage of aircrafts, aircraft repair, inspections, ancillary storage directly related to aircraft ownership and hangar use, and maintenance associated with private/non-commercial aviation will be permitted. Uses and areas within hangars shall be restricted to only, a private office (solely for the owner's personal use), and private sleeping quarters. No use shall be permitted that involve retail sales, customer visits, employees on-site, or commercial operations. Outside storage of parts, material, inoperable vehicles and aircrafts will not be permitted.

### **Taxiway and Aircraft Circulation**

A twenty-four (24) foot wide private taxiway (constructed of an approved surface for stopping, standing, parking or maneuvering) will provide aircraft access to individual hangar lots. All hangar structures shall maintain a minimum setback of fifty (50) feet from the edge of the taxiway, ensuring adequate clearance for safe aircraft operations, circulation, and maneuvering.

### **Building Height and Development Standards**

#### **Maximum Building Height**

No structures within the P.U.D. site shall exceed a height of twenty-four (24) feet (measured from natural grade).

#### **Hangar Size and Building Footprint**

Individual airplane hangars shall be permitted in the following standard building sizes:

- Eighty feet by fifty feet (80' x 50')
- Eighty feet by one hundred feet (80' x 100')

Hangar size selection shall be subject to compliance with all applicable setbacks, taxiway clearance, and lot coverage requirements established by this GLUP

### **Impervious Cover**

Each lot shall be limited to a maximum of 70% impervious coverage.

### **Setbacks**

A ten (10) foot side setback from internal lot lines will be required.

A twenty-five (25) foot front, rear, and corner setback from the proposed fifty (50) access easement will be required.

Individual hangars shall be permitted up to a maximum building footprint of 8,000 square feet, with minimum dimensions of 80 feet in width and a maximum of 100 feet in length and will be subject to all development requirements stated in this GLUP and the city's Unified Development Code (UDC).

### **Building Placement and Orientation**

The front of the lot shall be deemed the portion of the lot that fronts the taxiway easement. Hangars will be oriented to provide direct access to the private taxiway easement and to ensure safe aircraft circulation. All structures shall maintain required setbacks from, lot lines, and access easements.

### **Easements**

The development will contain designated easements on the site. Easements on site will be the fifty (50) foot access easement around the perimeter of the property, a twenty-four (24) foot taxiway easement along the front (12' at front of each lot) of the lots, and a fifty (50) foot access easement along the frontage of the lot measured from where the taxiway easement ends. These easements will be memorialized through the platting process.

### **Utilities**

This development will be served by the city of Seguin for water and wastewater service. Extension of water, wastewater, and electric service are the responsibility of the developer/property owner.

### **Landscaping and Buffering**

A twenty (20) foot landscape buffer along the north, west, and south perimeter of the development, where the site abuts residential zoning shall be provided. The perimeter landscaping and buffer is intended to mitigate visual impacts, enhance privacy, and promote beautification to the adjacent future residential homes, while maintaining compliance with applicable airport safety requirements. The twenty (20) foot landscaping buffer shall be for landscaping only, no structures, paving, parking, or storage, shall be permitted to be within the buffer area.

The landscaping plan incorporates a combination of trees and shrubs selected for drought tolerance, low maintenance requirements, and compatibility with the local environment. Plant materials shall be arranged to provide screening, and visual interest.

### **Perimeter Plantings:**

#### **North Perimeter:**

Mountain laurel and Texas sage shall be planted along the 620 feet of the north property lines to provide consistent evergreen screening and seasonal interest. Plantings shall be spaced approximately twenty-five (25) feet on center, resulting in approximately twenty-five (25) plants along the north perimeter.

**South Perimeter:**

The 621 feet of the south perimeter shall incorporate a staggered planting pattern consisting of alternating red oak, white oak, and mountain laurel spaced approximately fifteen (15) feet on center, resulting in forty-one (41) plants. This arrangement is intended to create a layered buffer that includes canopy coverage and understory screening.

**West Perimeter:**

The 1,762 feet of the west perimeter shall incorporate a staggered planting pattern consisting of alternating red oak, white oak, and mountain laurel spaced approximately fifteen (15) feet on center, resulting in one hundred and eighteen (118) plants. This arrangement is intended to create a layered buffer that includes canopy coverage and understory screening.

**Supplemental Canopy Trees**

Trees from the "Small Trees/Larg Shrub" section in the city's Preferred Plant List may be utilized in select locations to provide ornamental interest and supplemental screening

**Fencing**

Fencing shall be incorporated along portions of the development perimeter where adjacent to future residential homes to enhance privacy and security for the future residents and the development. All fencing provided shall be designed to be non-transparent and coordinated with proposed landscaping for the area. Fencing shall be a minimum of seven (7) feet in height and shall not exceed eight (8) feet, all fencing will be subject to the requirements of section 5.7 Fencing of the Unified Development Code (UDC).

**Maintenance and Compliance**

Landscaping shall be maintained in a healthy and attractive condition at all times. All landscaping and fencing shall be installed in accordance with the approved GLUP, UDC, and all relevant airport safety and visibility regulations. Landscaping materials shall be selected from the city's Preferred Plant List.

**Existing Zoning and Adjacent Land Uses**

The subject property is currently zoned Agricultural Ranch (A-R). Surrounding properties are zoned or used as follows:

- West: Hiddenbrooke Unit 4: (Single-Family Residential R-2)
- North: Undeveloped: Light Industrial (LI) & Planned Unit Development (PUD)
- East: Huber Air Park: Planned Unit Development (PUD)
- South: Drainage Easement (D.E.) Lot 902 for Hiddenbrooke Unit 4 (Single-Family Residential R-2)

The proposed Airpark use will only entail aviation-oriented use, provide private access, building height limitations, building setbacks, fencing, landscaping, and buffering requirements for the development.

**Surrounding Road Network**

Vehicular access to the site will be made from Beechcraft Lane, a private roadway connected to Rudeloff Road. Any extension or improvement of Beechcraft Lane will be the responsibility of the owner and or developer.

### **Development Notes**

This General Land Use Plan (GLUP) establishes development standards, allowed uses, and landscaping requirements for the proposed development within this PUD zoning district. Development for this Air Park project will be required to follow the city's development process (zoning, public infrastructure, platting, site plan, and building plan review. Any modifications to this GLUP shall require an amendment request and approval for the proposed modification to the GLUP.

### **Platting & CCRs**

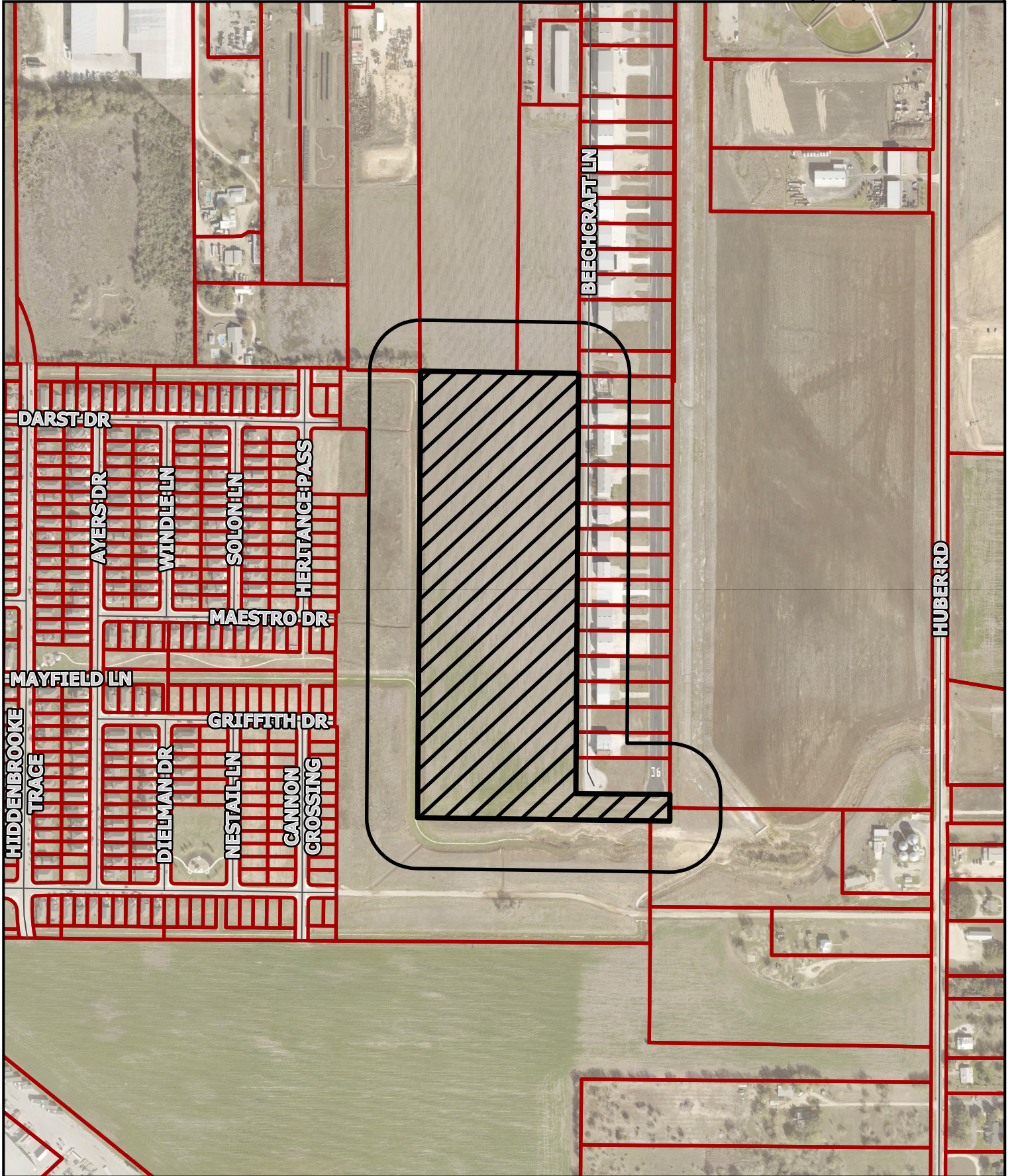
Platting of the property will be required. Variance approval for deficient legal street frontage will be required to receive plat approved and recordation.

CCRs for the development shall be drafted and recorded in conjunction with the subdivision plat. The CCRs for the development may impose additional restrictive conditions for the development, but shall not include wording that conflicts with this GLUP.

Although the proposed use for the GLUP is not consistent with the FLUP or the neighboring residential development to the west and south, the proposed GLUP includes conditions (fencing, landscaping, buffering, height limitations, setback requirements) for the proposed use to limit the impact on the residential neighborhood.

# LOCATION MAP

South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)



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-  200' Buffer
-  Parcel

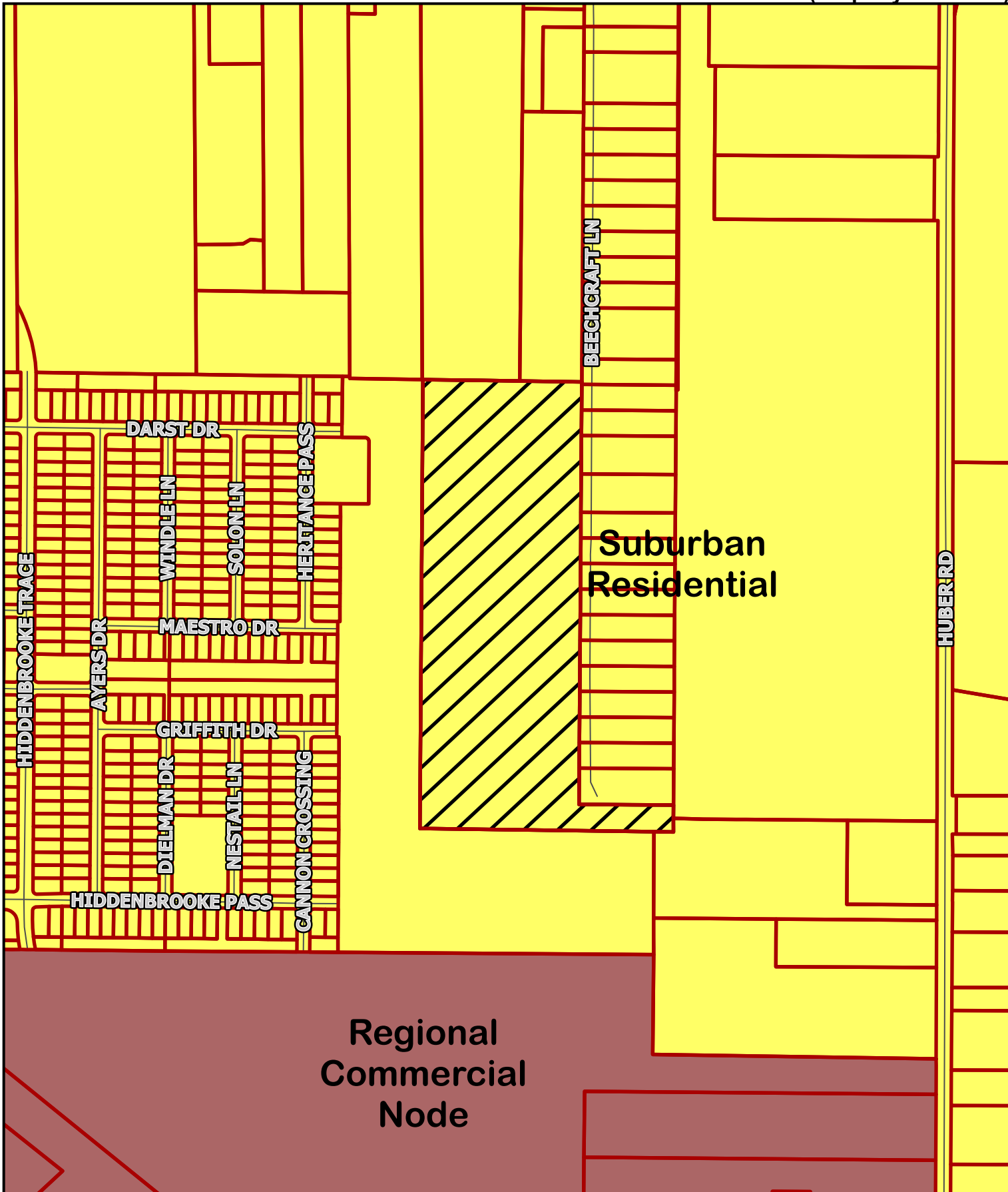
1 inch = 500 feet

Printed: 3/17/2026



# FUTURE LAND USE MAP

South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



**Site Location**

1 inch = 500 feet

Printed: 3/17/2026

## **General Land Use Plan (GLUP)**

### **Narrative Proposed Airpark Development**

#### **Project Overview**

The proposed General Land Use Plan (GLUP) is for an Airpark-style use consisting of private airplane hangars for aviation-use. The development is intended to provide additional aircraft storage, work in conjunction with the existing airpark within the area and be regulated through the design standards set forth in this GLUP

#### **Site Area and Lot Configuration**

The proposed Airpark GLUP shall only encompass the property shown in Exhibit A and will consist of twenty-two (22) platted lots. Each is intended only for the construction and use of airplane hangars. The proposed twenty-two (22) lots will be configured to accommodate the construction of airplane hangar structures and designating access easements areas on site (via plat) for maneuvering and transporting aircrafts.

#### **Access and Circulation**

Access to the site will be from an existing fifty (50) foot private right-of-way, Beechcraft Lane. This access has been secured through prior restrictions and covenants recorded in Volume 1761, Page 493 (see Page 515, Item 2) of the attached document. Beechcraft Lane shall remain a private access and will serve all vehicular traffic for the development. No access shall be made through the residential subdivision. The future Griffith Dr will not be allowed to be utilized for ingress or egress for this site. When constructed, the stub out portion of Griffith Dr. will be gated and be utilized for emergency access only.

#### **Permitted Land Uses**

The airplane hangars are intended solely for the storage of aircrafts, aircraft repair, inspections, ancillary storage directly related to aircraft ownership and hangar use, and maintenance associated with private/non-commercial aviation will be permitted. Uses and areas within hangars shall be restricted to only, a private office (solely for the owner's personal use), and private sleeping quarters. No use shall be permitted that involve retail sales, customer visits, employees on-site, or commercial operations. Outside storage of parts, material, inoperable vehicles and aircrafts will not be permitted.

#### **Taxiway and Aircraft Circulation**

A twenty-four (24) foot wide private taxiway (constructed of an approved surface for stopping, standing, parking or maneuvering) will provide aircraft access to individual hangar lots. All hangar structures shall maintain a minimum setback of fifty (50) feet from the edge of the taxiway, ensuring adequate clearance for safe aircraft operations, circulation, and maneuvering.

### **Building Height and Development Standards**

#### **Maximum Building Height**

No structures within the site shall exceed a height of twenty-four (24) feet (measured from natural grade).

#### **Hangar Size and Building Footprint**

Individual airplane hangars shall be permitted in the following standard building sizes:

- Eighty feet by fifty feet (80' x 50')
- Eighty feet by one hundred feet (80' x 100')

Hangar size selection shall be subject to compliance with all applicable setbacks, taxiway

clearance, and lot coverage requirements established by this GLUP

### **Impervious Cover**

Each lot will be limited to a maximum of 70% impervious coverage.

### **Setbacks**

A ten (10) foot side setback from internal lot lines will be required.

A twenty-five (25) foot front, rear, and corner setback from the proposed fifty (50) access easement will be required.

Individual hangars shall be permitted up to a maximum building footprint of **8,000 square feet**, with minimum dimensions of **80 feet in width** and a maximum of **100 feet in length** and will be subject to all development requirements stated in this GLUP and the city's Unified Development Code (UDC).

### **Building Placement and Orientation**

The front of the lot shall be deemed the portion of the lot that fronts the taxiway easement.

Hangars will be oriented to provide direct access to the private taxiway easement and to ensure safe aircraft circulation. All structures shall maintain required setbacks from, lot lines, and access easements.

### **Easements**

The development will contain designated easements on the site. Easements on site will be the fifty (50) foot access easement around the perimeter of the property, a twenty-four (24) foot taxiway easement along the front (12' at front of each lot) of the lots, and a fifty (50) foot access easement along the frontage of the lot measured from where the taxiway easement ends. These easements will be memorialized through the platting process.

### **Utilities**

This development will be served by the city of Seguin for water and wastewater service.

Extension of water, wastewater, and electric service are the responsibility of the developer/property owner. Utility easements will be provided as required.

### **Landscaping and Buffering**

A twenty (20) foot landscape buffer along the north, west, and south perimeter of the development, where the site abuts residential zoning shall be provided. The perimeter landscaping and buffer is intended to mitigate visual impacts, enhance privacy, and promote beautification to the adjacent future residential homes, while maintaining compliance with applicable airport safety requirements. The twenty (20) foot landscaping buffer shall be for landscaping only, no structures, paving, parking, or storage, shall be permitted to be within the buffer area.

The landscaping plan incorporates a combination of trees and shrubs selected for drought tolerance, low maintenance requirements, and compatibility with the local environment. Plant materials shall be arranged to provide screening, and visual interest.

### **Perimeter Plantings:**

• **North Perimeter:**

Mountain laurel and Texas sage shall be planted along the 620 feet of the north property line to provide consistent evergreen screening and seasonal interest. Plantings shall be spaced approximately twenty-five (25) feet on center, resulting in approximately twenty-five (25) plants along the north perimeter

• **South Perimeter:**

The 621 feet of the south perimeter shall incorporate a staggered planting pattern consisting of alternating red oak, white oak, and mountain laurel spaced approximately fifteen (15) feet on center, resulting in forty-one (41) plants. This arrangement is intended to create a layered buffer that includes canopy coverage and understory screening.

• **West Perimeter:**

The 1,762 feet of the west perimeter shall incorporate a staggered planting pattern consisting of alternating red oak, white oak, and mountain laurel spaced approximately fifteen (15) feet on center, resulting in one hundred and eighteen (118) plants. This arrangement is intended to create a layered buffer that includes canopy coverage and understory screening.

• **Supplemental Canopy Trees:**

Trees from the “Small Trees/Larg Shrub” section in the city’s Preferred Plant List may be utilized in select locations to provide ornamental interest and supplemental screening.

**Fencing**

Fencing shall be incorporated along portions of the development perimeter where adjacent to future residential homes to enhance privacy and security for the future residents and the development. All fencing provided shall be designed to be non-transparent and coordinated with proposed landscaping for the area. Fencing shall be a minimum of seven (7) feet in height and shall not exceed eight (8) feet, all fencing will be subject to the requirements of section 5.7 Fencing of the Unified Development Code (UDC).

**Maintenance and Compliance**

Landscaping shall be maintained in a healthy and attractive condition at all times. All landscaping and fencing shall be installed in accordance with the approved GLUP,UDC, and all relevant airport safety and visibility regulations. Landscaping materials shall be selected from the city’s Preferred Plant List.

**Existing Zoning and Adjacent Land Uses**

The subject property is currently zoned Agricultural Ranch (A-R). Surrounding properties are zoned or used as follows:

- **West:** Hiddenbrooke Unit 4: (Single-Family Residential R-2)
- **North:** Undeveloped: Light Industrial (LI) & Planned Unit Development (PUD)
- **East:** Huber Air Park: Planned Unit Development (PUD)
- **South:** Drainage Easement (D.E.) Lot 902 for Hiddenbrooke Unit 4 (Single-Family Residential R-2)

The proposed Airpark use will only entail aviation-oriented use, provide private access, building height limitations, building setbacks, fencing, landscaping, and buffering requirements for the development.

**Surrounding Road Network**

Vehicular access to the site will be made from Beechcraft Lane, a private roadway connected to Rudeloff Road. Any extension or improvement of Beechcraft Lane will be the responsibility of the

owner and or developer.

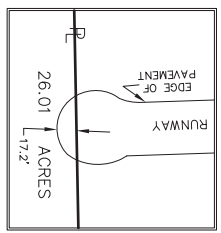
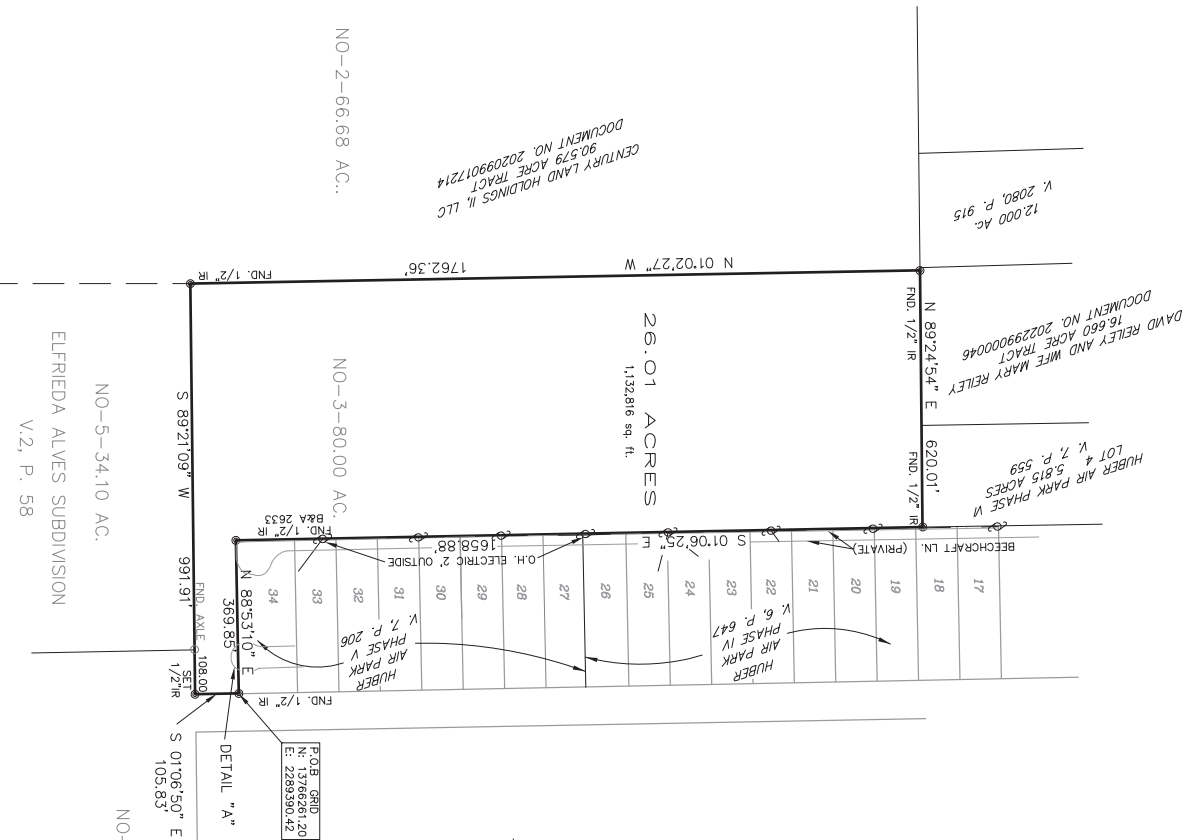
**Development Notes**

This General Land Use Plan (GLUP) establishes development standards, allowed uses, and landscaping requirements for the proposed development within this PUD zoning district. Development for this Air Park project will be required to follow the city’s development process (zoning, public infrastructure, platting, site plan, and building plan review). Any modifications to this GLUP shall require an amendment request and approval for the proposed modification to the GLUP.

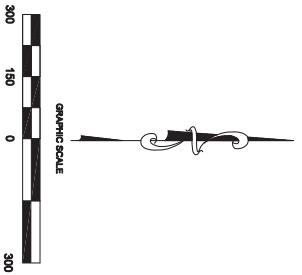
**Platting & CCRs**

Platting of the property will be required. Variance approval for deficient legal street frontage will be required to receive plat approval and recordation.

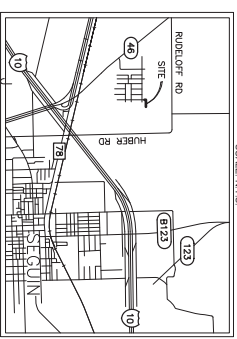
CCRs for the development shall be drafted and recorded in conjunction with the subdivision plat. The CCRs for the development may impose additional restrictive conditions for the development but shall not include wording that conflicts with this GLUP.



PLAT OF 26.01 ACRES BEING A PORTION OF A TRACT CALLED NO-3 80.0 ACRES OF THE ELFRIEDA ALVES SUBDIVISION OF 400.30 ACRES RECORDED IN VOLUME 2, PAGE 58 ALSO BEING THAT SAME TRACT CALLED 80 ACRES CONVEYED TO VELMA HUBER ET VIR, RECORDED IN VOLUME 267, PAGE 265, OUT OF THE J.D. CLEMENTS SURVEY 18, ABSTRACT 11, GUADALUPE COUNTY, TEXAS.



RE: FIELD NOTE DESCRIPTION  
NOTE: SET 1/2" IRON PINS HAVE YELLOW PLASTIC CAP STAMPED "BASELINE CORP"



PATTON C. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
BASELINE ID# 9891  
TXSURY F-10032200  
PJOHNSON@DCCM.COM



**Baseline**  
DCCM  
114 North Ash Street, Suite 100  
830.372.1001 | Baseline.DCCM.com

DATE:	NOVEMBER 13, 2025
CREW / TECH:	J.L.G.
REVIEWED BY:	P.C.J.
PROJECT:	0000073577/0000
SHEET:	1 of 2
CLIENT NAME:	HUBER CUSTOM HOMES
SURVEY DATE:	NOVEMBER 3, 2025

**SURVEYOR NOTES:**  
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (GEOCH 2010.00) USING THE LEICA SMARTNET NETWORK. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00013. UNITS: U.S. SURVEY FEET.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION III LAND TITLE SURVEY.  
I, PATTON C. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

NO-2-66.68 AC.  
CENTURY LAND HOLDINGS II, LLC  
90.579 ACRE TRACT  
DOCUMENT NO. 202099017214

DAVID RELEY AND WIFE MARY RELEY  
16.660 ACRE TRACT  
DOCUMENT NO. 202299000046  
HUBER AIR PARK PHASE V  
LOT 4  
V. 7, P. 559  
5.815 ACRES

NO-5-34.10 AC.  
ELFRIEDA ALVES SUBDIVISION  
V.2, P. 58

NO-3-80.00 AC.  
REMAINDER OF  
80 AC.  
V. 267, P. 265

PTOB, 8980  
N: 1576.816  
E: 2289390.42

DETAIL "A"

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105.83'

S 89°21'09" W  
991.91'

S 89°21'09" W  
1762.36'

N 89°24'54" E  
620.01'

N 01°02'27" W  
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26.01 ACRES

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HUBER AIR PARK PHASE V  
V. 7, P. 647  
HUBER AIR PARK PHASE V  
V. 7, P. 206

BECHTOLD LN. (PRIVATE)  
S 01°06'25" E  
101.06'

O.H. ELECTRIC 2 OUTSIDE  
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N 88°53'10" E  
369.85'

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payment of all future fees charged to Lot Owners by the Association. If such fees are not paid the owner of Property in Dennis Huber's Adjacent Property will not have the right to continue to use the runway. An owner of a tract out of Dennis Huber's Adjacent Property who does not choose to use the runway shall not be obligated to pay the \$2,500.00 fee or any other fees to the Developer or the Association. Additionally, if the \$2,500.00 initial fee has been paid to allow the owner of a tract out of Dennis Huber's Adjacent Property to use the runway, owners of the tract will not have to pay the any fees charged by the Association for any year in which said owner of the particular tract chooses not to use the runway and will only have to pay the fee for the years in which said owner actually uses the runway. In no event will the fees charged to owners of Dennis Huber's Adjacent Tract be in excess of the fees charged to Owners of Lots in the Subdivision.

(2) Dennis Huber, his heirs, successors and assigns, shall have the right to develop Dennis Huber's Adjacent Property using any road built in the Subdivision for ingress and egress to Dennis Huber's Adjacent Property provided the Commissioner's Court and City of Seguin (if required) approve any plat of Dennis Huber's Adjacent Property with such road furnishing it access and further provided that the person developing such property reimburse Developer the sum of \$3.00 per linear foot for any portion of any road used to access Dennis Huber's Adjacent Property. Additionally, in the event Dennis Huber's Adjacent Property is developed using any road in the Subdivision for access, the owners of tracts out of Dennis Huber's Adjacent Property will be Class A members of the Association and will be subject to the terms and provisions of Articles XLII - XLIX hereof, provided that any assessments for tracts in Dennis Huber's Adjacent Property, will only take into account said tracts proportionate cost of road maintenance unless said tract owner additionally chooses to use the runway, in which case such owner shall pay all current fees assessed against other Lots in the Subdivision.

(3) Except for the provisions contained in paragraph (1) and (2) above, Dennis Huber shall be free to convey Dennis Huber's Adjacent Property or any other property owned by him free from any restrictions or covenants whatsoever.

#### LI. RIGHT TO CORRECT -

The Developer shall have and reserves the right at any time and from time to time, without the joinder or consent of any other party, to amend this Declaration or any future Declaration of Protective Covenants, by any instrument in writing duly signed, acknowledged, and filed for record for the purpose of correcting any typographical or grammatical error, ambiguity or inconsistency appearing herein, provided that any such amendment shall be consistent with and in furtherance of the general plan and scheme of

- ..... 20' landscaping buffer
- ..... 25' building setback
- ..... 24' taxiway easement

