



PLANNING & CODES

Planning and Zoning Commission Report

ZC 25-25

A request for a Zoning Change ZC 25-25 from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft and Rudeloff Rd., Property ID: 52966 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the requested 18.049-acre tract sits on vacant undeveloped land with no structures on the property.

Mr. Guerrero informed the Commission that a zoning change will be required for any proposed light industrial use at this location. Any proposed development will require review by city staff to ensure the development meets all requirements adopted in the UDC and Technical Manual regarding traffic, drainage, setbacks, landscaping, parking, and potential access points.

Mr. Guerrero went on to note the surrounding zoning and land use within the area and informed the Commission of the different uses allowed by right in Light Industrial (LI) zoning. He pointed out the Hiddenbrooke subdivision to the west and south zoned Single-Family Residential (R-2) and noted future access to the property would be through the Hiddenbrooke subdivision (Griffith Dr.) once Phase 4 of Hiddenbrooke is developed. Mr. Guerrero also pointed out the undeveloped property to the north zoned Light Industrial (LI), and Huber Air Park to the east zoned Planned Unit Development (PUD) and pointed out this property's location within the city's Future Land Use Plan. Mr. Guerrero went on to explain that development within the Suburban Residential district should consist of single-family neighborhoods that range in different housing types and densities, and that light industrial, regional commercial, and multi-family uses are not recommended within this district.

Mr. Guerrero concluded his report by noting the Light Industrial (LI) designation to the north was designated at the time of annexation in 2006 based on its existing use, and that any past zoning changes were based on the city's past comprehensive plan.

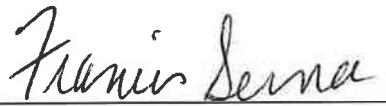
The regular meeting was recessed, and a public hearing was held for ZC 25-25. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 25-25), Commissioner Windle moved that the Planning and Zoning Commission recommended denial of the zoning change from Agricultural Ranch (A-R) to Light Industrial (LI) for the property located at the south of Beechcraft Ln. and Rudeloff Rd., Commissioner Kelly Schivelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO DENY THE ZONING CHANGE TO LIGHT INDUSTRIAL

MOTION PASSED

9-0-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planning Manager

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
18.0490 AC.

Property ID: 52966

Lot Size/Project Area:

18.049 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

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

REQUEST:

A zoning change request from Agricultural Ranch (A-R) to Light Industrial (LI).

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI). The requested zoning change is not consistent with the city's Future Land Use Plan (FLUP) or the recent development within the area. The existing Light Industrial (LI) zoning to the north was designated based on the property's uses at time of annexation in 2006. The city's current FLUP identifies this area as an area for residential growth and development and does not support light industrial use within this area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – No, light industrial use is not an appropriate use within the Suburban Residential district.

Compatible with existing and permitted uses of surrounding property – Light industrial is not compatible with existing and permitted uses in the area. There is existing LI zoning to the north, however, these properties were designated LI at the time of annexation in 2006. Residential use and development can be seen to the west and south of this property.

Adverse impact on surrounding properties or natural environment – Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

Proposed zoning follows a logical and orderly pattern – No, this area has seen a rise in residential development. Existing LI zoning was designated at the time of annexation or based off the city's previous comprehensive plan.

Other factors that impact public health, safety or welfare – None specifically identified, however uses that are permitted within LI zoning may impact the neighboring subdivision.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site contains its original zoning designation from 2001 annexation and totals 18.049 acres. The site is vacant and undeveloped, with no structures on the property.

CODE REQUIREMENTS:

Allowed uses in LI zoning can range from Bus station and Terminal, Contractor's storage/equipment yard, Packing, assembly, and/or treatment of finished or semi-finished products from previously prepared material, and Light industrial uses defined as *"establishments engaged in the manufacturing of finished or semi-finished products or parts, including fabrication, assembly, and packaging of such products; includes warehousing, wholesaling, distribution of products, research and development activities, and high technology use, but excluding basic industrial processing. Such activities shall not emit detectable particulates, odor, smoke, gas fumes, light, vibrations or noise beyond the property lines."*

Any proposed development will require review by city staff to ensure the development meets all requirements adopted in the UDC and Technical Manual regarding traffic, drainage, setbacks, landscaping, parking, and potential access points.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Light industrial is not compatible with existing and permitted uses in the area. To the west and south of the property is the Hiddenbrooke subdivision, to the north is an undeveloped tract zoned Light Industrial (LI), and to the east is Huber Airpark zoned as Planned Unit Development (PUD).

Although there are similar zoning designations to the north of this property, it is important to note that the properties to the north were designated for LI zoning when annexed in 2006. The LI zoning designation for the properties was based on their existing use at the time of annexation.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

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.

Light Industrial, Regional Commercial, and Multifamily uses are not recommended within the Suburban Residential district.

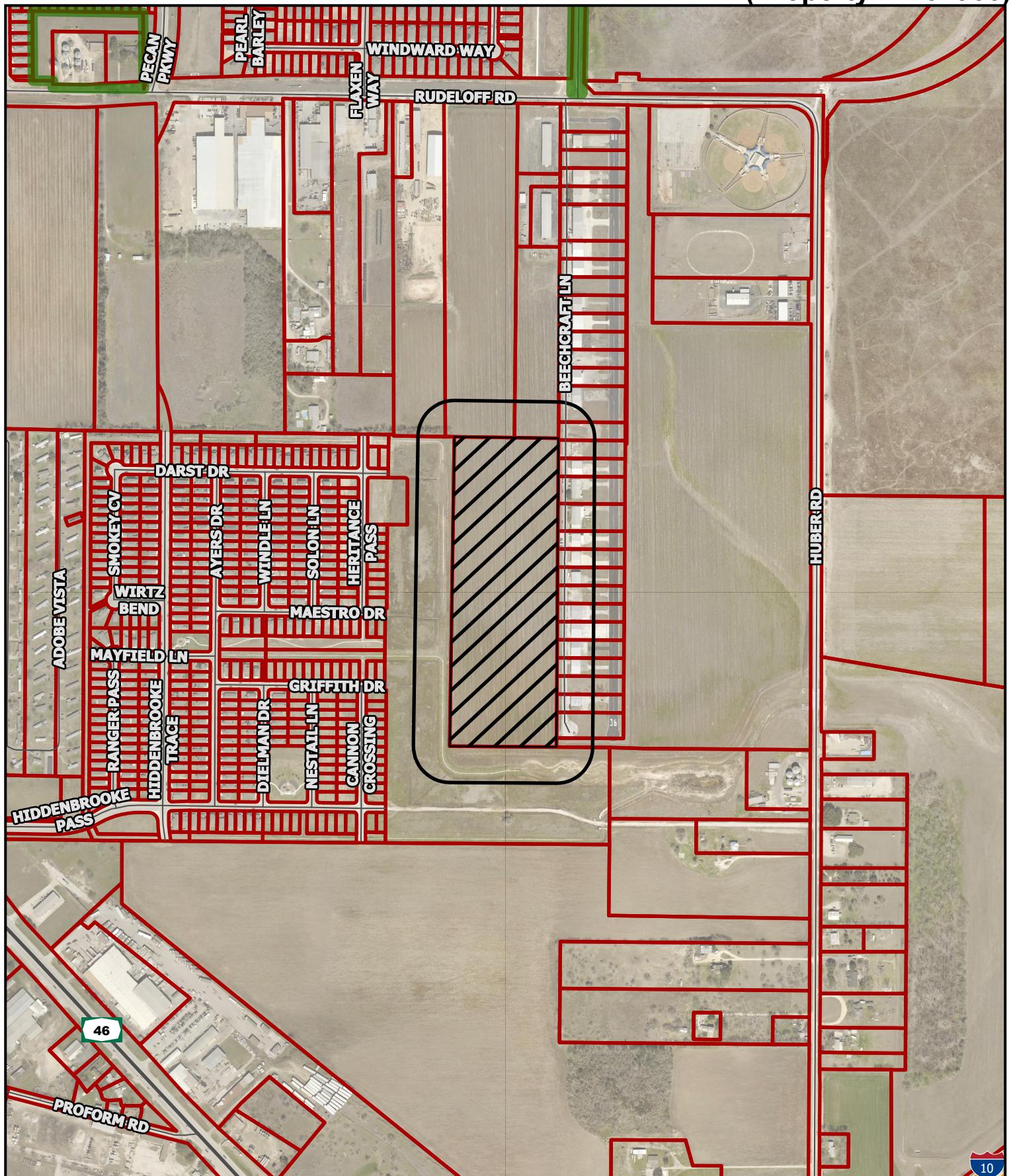
TRAFFIC (STREET FRONTEAGE & ACCESS):

This property has no legal street frontage. Legal access to the site will have to be provided via plat, plat variance, or easement prior to any development occurring.

It is important to note that when Hiddenbrooke Unit 4 builds out, Griffith Dr. will be extended to the property boundary during this phase and provide legal street access to the property. Ingress and egress to the property will require passage through the Hiddenbrooke subdivision neighborhood.

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

LOCATION MAP



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.



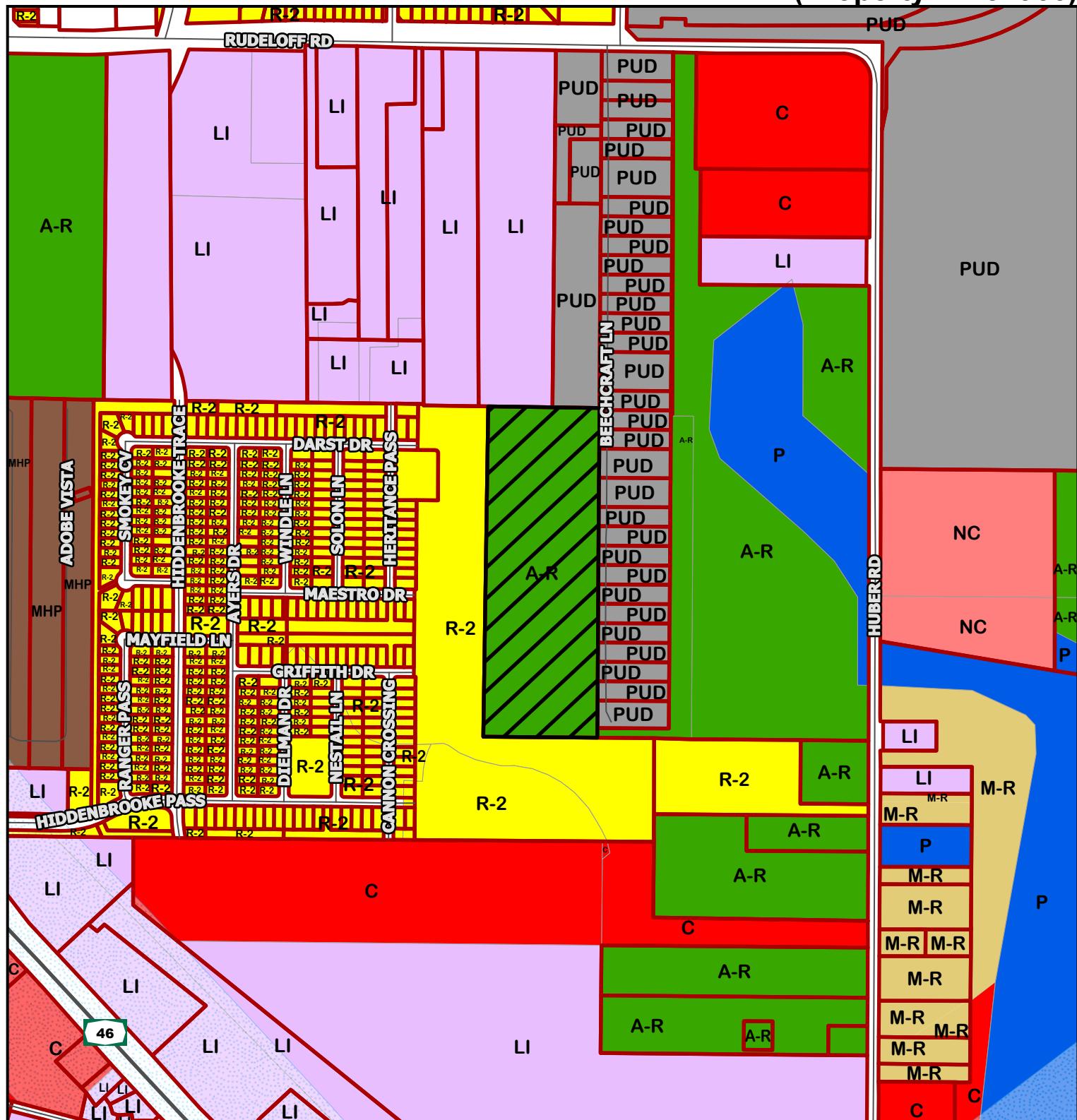
- 200' Buffer
- Parcel
- Site Location

1 inch = 700 feet

Printed: 11/18/2025

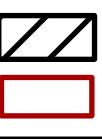
South of Beechcraft Ln & Rudeloff Rd. (Property ID: 52966)

ZONING MAP



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		
Duplex 2	MultiFamily 2	Public		
Industrial	MultiFamily 3	Planned Unit Development		

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Site Location



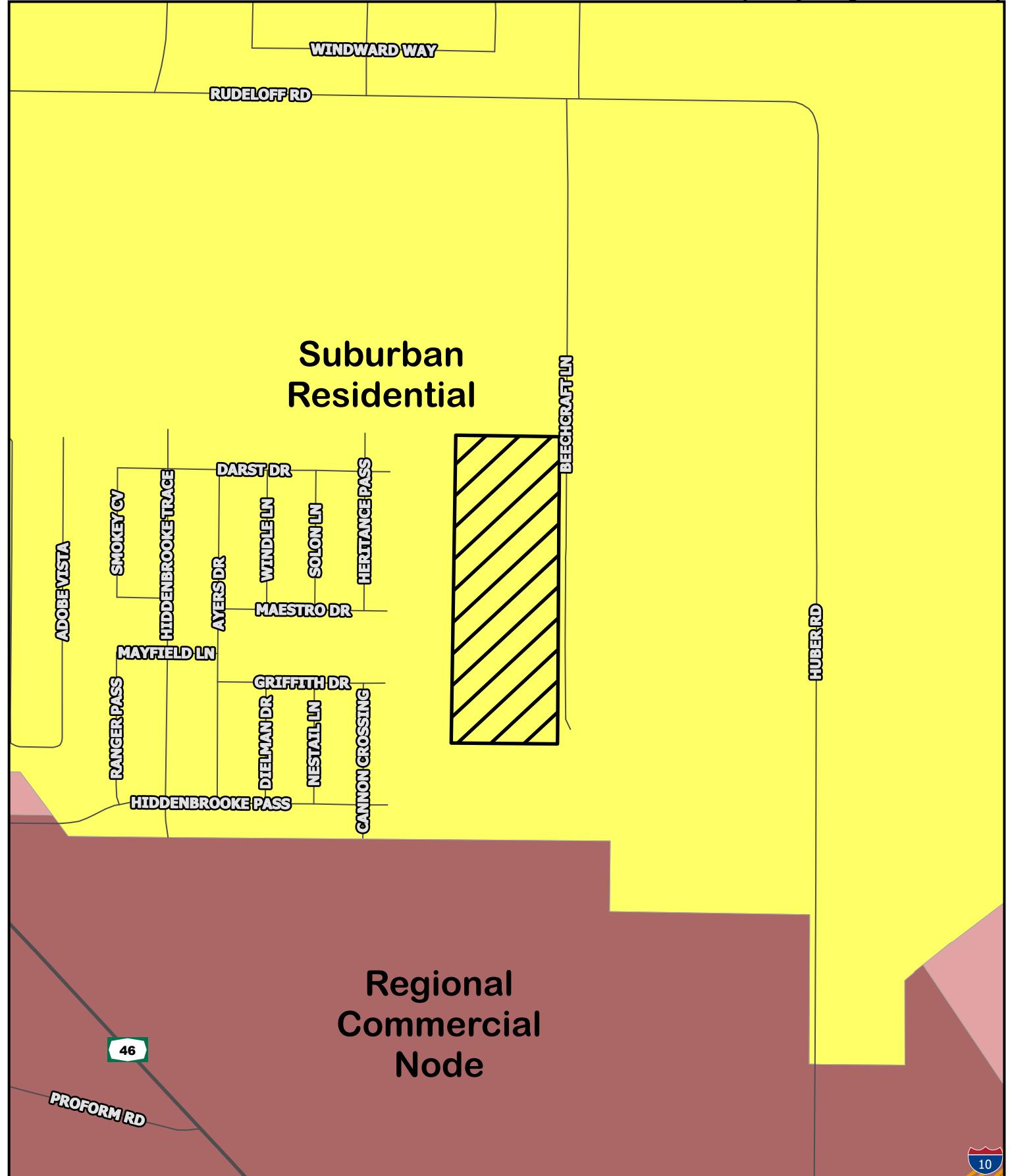
Parcel

1 inch = 700 feet

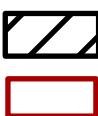
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South of Beechcraft Ln & Rudeloff Rd
(Property ID: 52966)

FUTURE LAND USE MAP



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Site Location



Parcel

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