



PLANNING & CODES

ZC 25-25 Staff Report South of Beechcraft Ln & Rudeloff Rd. Zoning Change from A-R to LI

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 its 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.

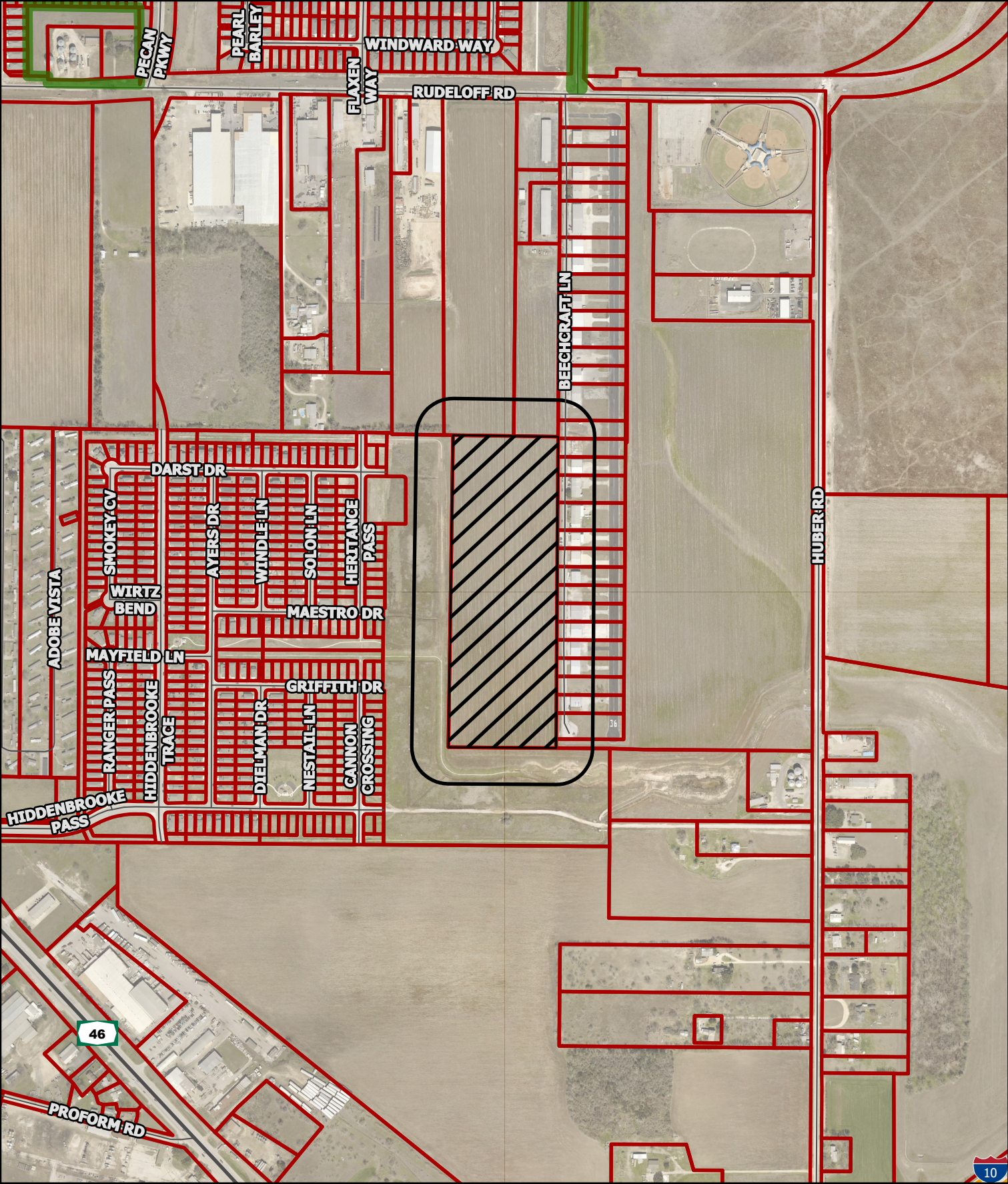
Light Industrial, Regional Commercial, and Multifamily uses are not recommended within the Suburban Residential district.

TRAFFIC (STREET FRONTAGE & 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.

LOCATION MAP



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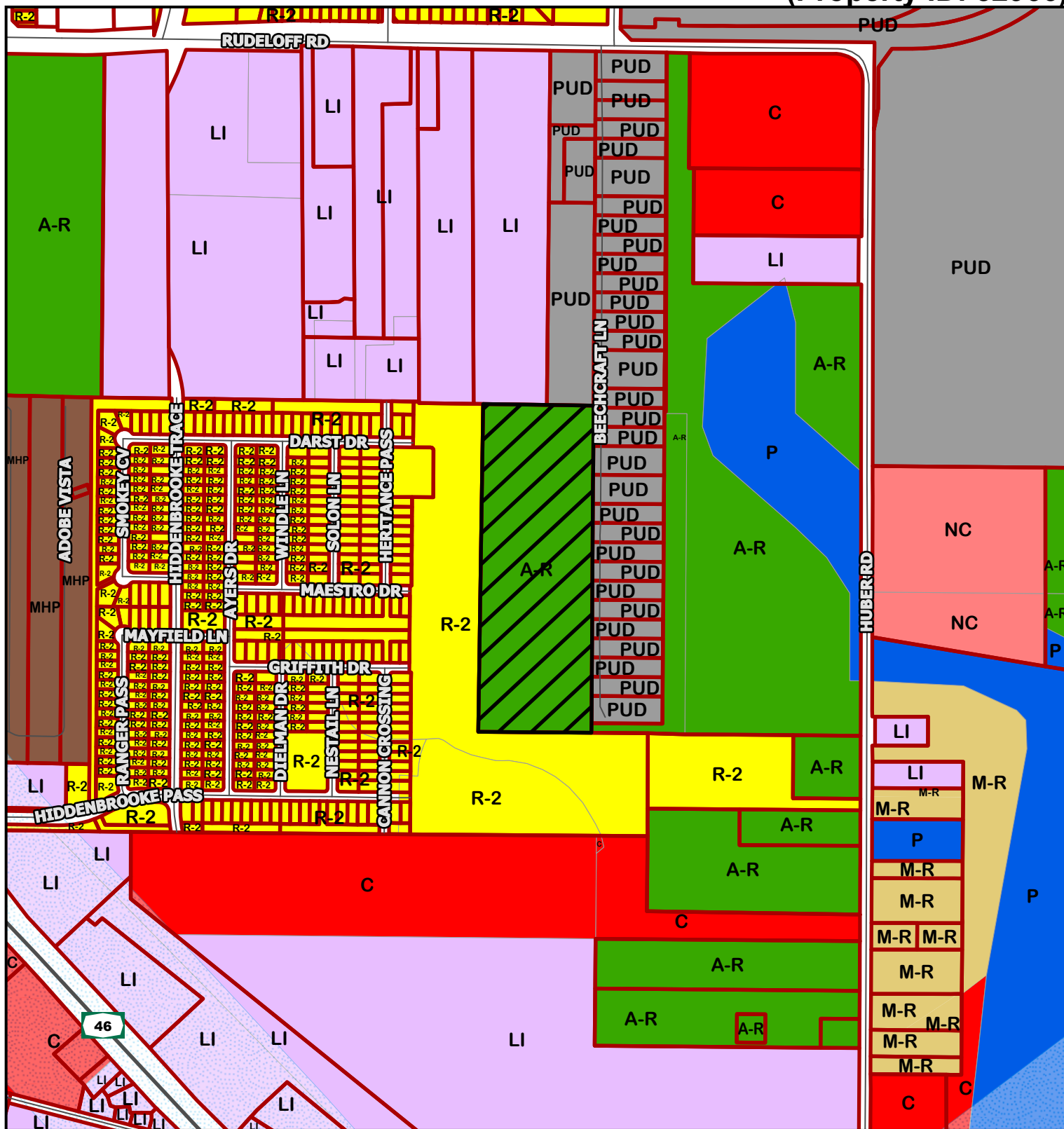


- 200' Buffer
- Parcel
- Site Location

1 inch = 700 feet
Printed: 11/18/2025

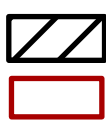
ZONING MAP

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



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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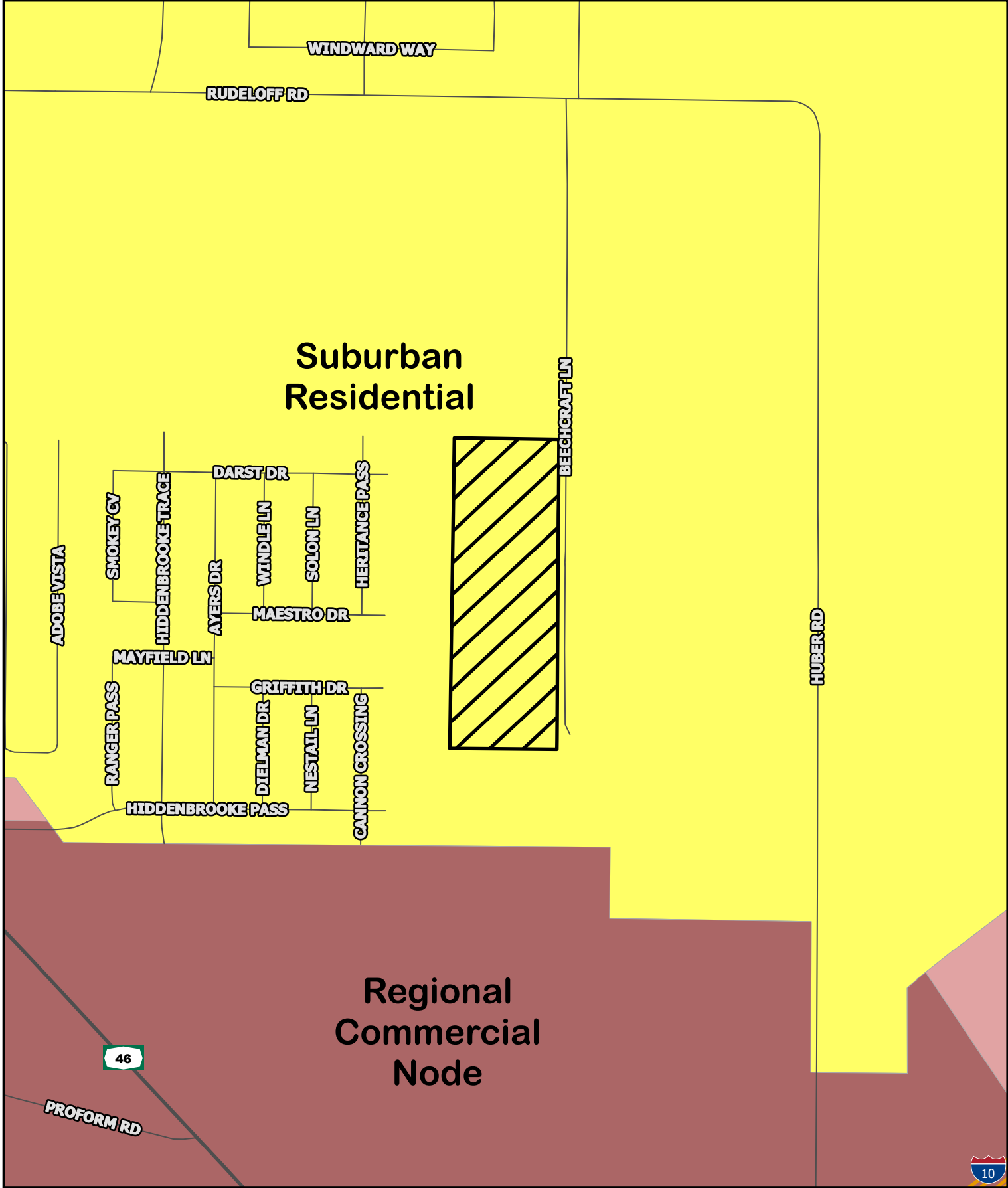
Site Location

Parcel

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FUTURE LAND USE MAP



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Site Location



Parcel

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