

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** **GLUP 01-26**  
**General Land Use Plan for property south of Beechcraft Ln & Rudeloff Rd**  
**Prop. ID 52966**  
**Date:** April 27, 2026

### **Background**

The proposed Planned Unit Development is located on a 26-acre tract south of Beechcraft Ln and Rudeloff Rd. The General Land Use Plan for the development proposes an airpark development consisting of private airplane hangars. The proposed air park would be used in conjunction with the existing Huber Airpark directly to the east of this tract. The 26-acre tract is accessed from an existing access easement through Huber Airpark. The lot does not have any frontage along any public streets.

### **Action Requested**

Staff is requesting action on the applicant's request for a General Land Use Plan (GLUP) for the proposed Planned Unit Development located south of Beechcraft Ln and Rudeloff Rd.

### **Recommendation**

Staff presented the GLUP request to the Planning and Zoning Commission on April 14, 2026. Following a public hearing the Commission voted 9-0-0 to recommend approval of the General Land Use Plan with staff's comments and with the condition that the fencing height be a minimum of 8' in height.

### **Attachments**

- Final Report of the Planning & Zoning Commission
- ZC 04-26 & GLUP 01-26 Staff Report
- Draft Resolution adopting GLUP 01-26
- GLUP Documents, including the narrative, land use map, and exhibits
- Location Map