



PLANNING & CODES

ZC 22-25 Staff Report 1700-1900 Blk Rudeloff Rd. Zoning Change AR to R-2

Applicant:

M&A Development
901 Main St., Suite 4650
Dallas, TX 75202

Property Owner:

Estate of Ella Meier c/o
Sandra Gawlik
102565 N State Hwy 123
Falls City, TX 78113

Property Address/Location:

1700-1900 Blk Rudeloff Rd.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
68.0470 AC.
Property ID: 52806

Lot Size/Project Area:

68.047 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: November 25, 2025
Newspaper: November 23,
2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	AR	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP/C	Manufacture Home Park/Vacant
E of Property	LI	Ag uses
W of Property	AR	Vacant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road.

A zoning change to Single-Family Residential (R-2) on this 68.047-acre tract would be compatible with the Future Land Use Plan (FLUP) of Suburban Residential, and some surrounding zoning types.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-2 zoning) are highly supported by the Suburban Residential FLUP. It states, “Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.”

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic on Rudeloff Road due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-2 zoned properties to the north of the location. It is also in the vicinity of Hidden Brooke, Mill Creek Crossing, and Meadows of Mill Creek, all single-family zoned developments.

Other factors that impact public health, safety or welfare – The western 1/3 of the property is within the 100-year flood plain, and homes constructed there would need to comply to building standards for such a floodplain.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 68.047-acre property has contained its original zoning of Agricultural-Ranch (AR) since time of annexation in 2006. It is vacant and contains no buildings or structures. The property is adjacent to a Light Industrial zoned lot to the east and a large Agricultural-Ranch lot to the west. To the north there are single family residential properties and a manufactured home park to the south.

CODE REQUIREMENTS:

The property is currently zoned Agriculture-Ranch and would only allow for limited residential development, with lots greater than 10 acres. To gain more density for single-family residential development, a request for Single-Family zoning would have to be approved. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Although the area does have commercial and Light-Industrial zoned properties adjacent to the property, there is also a large amount of single-family zoning across Rudeloff Road. Three subdivisions, Mill Creek Crossing, Villages of Mill Creek and Meadows of Mill Creek all account for this. The zone change request would put the property in the same use category as the aforementioned subdivisions.

COMPREHENSIVE PLAN:

New residential development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Housing within this designation can consist of a range of housing types and densities, including detached single-family homes and duplexes.

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

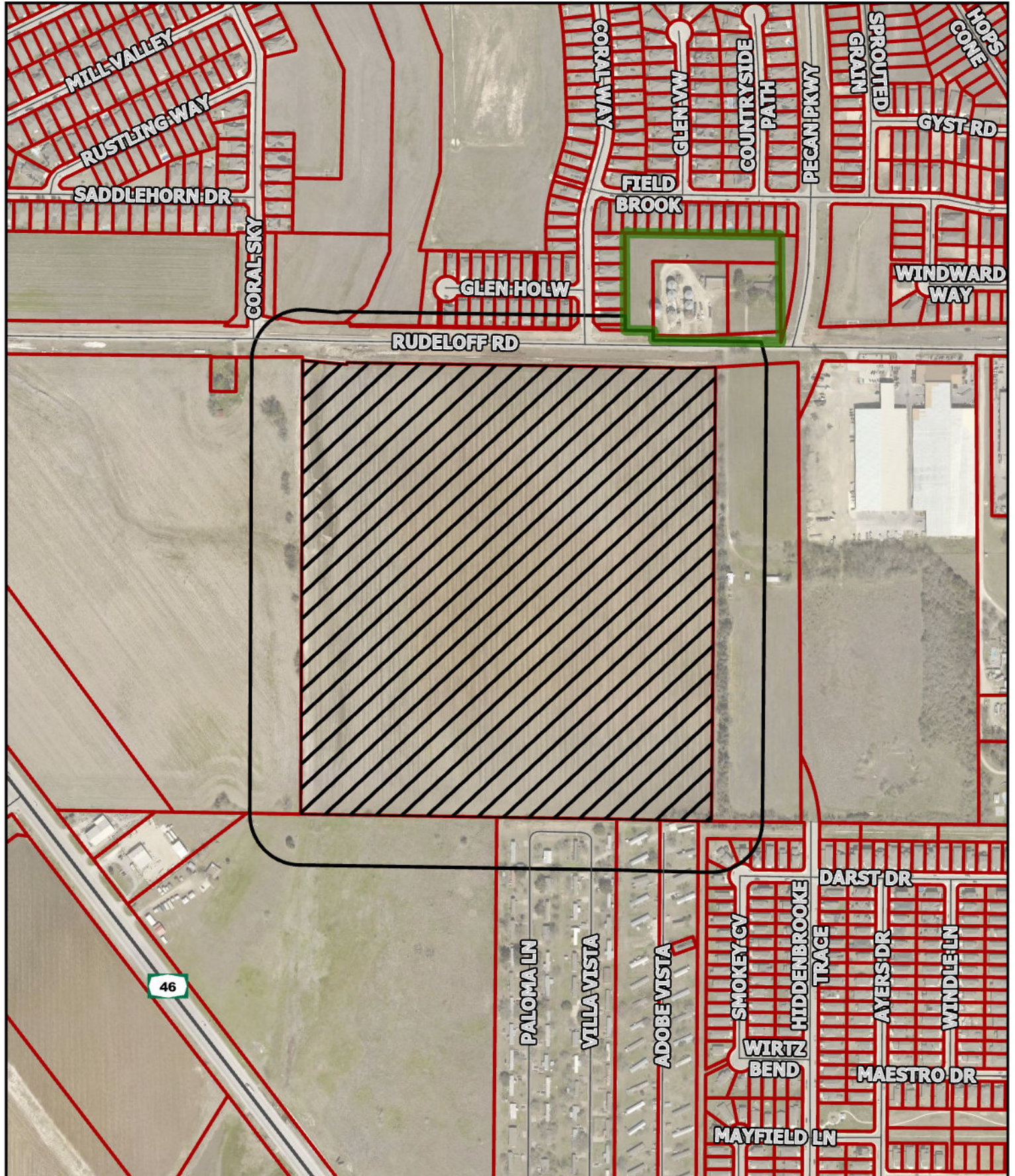
There is a likelihood of higher volumes of traffic on Rudeloff Rd. due to the increase in density of residential development. The floodplain on the property will have to be considered as well at time of building permitting for any new homes built there.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 1620-foot frontage along Rudeloff Rd.

LOCATION MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



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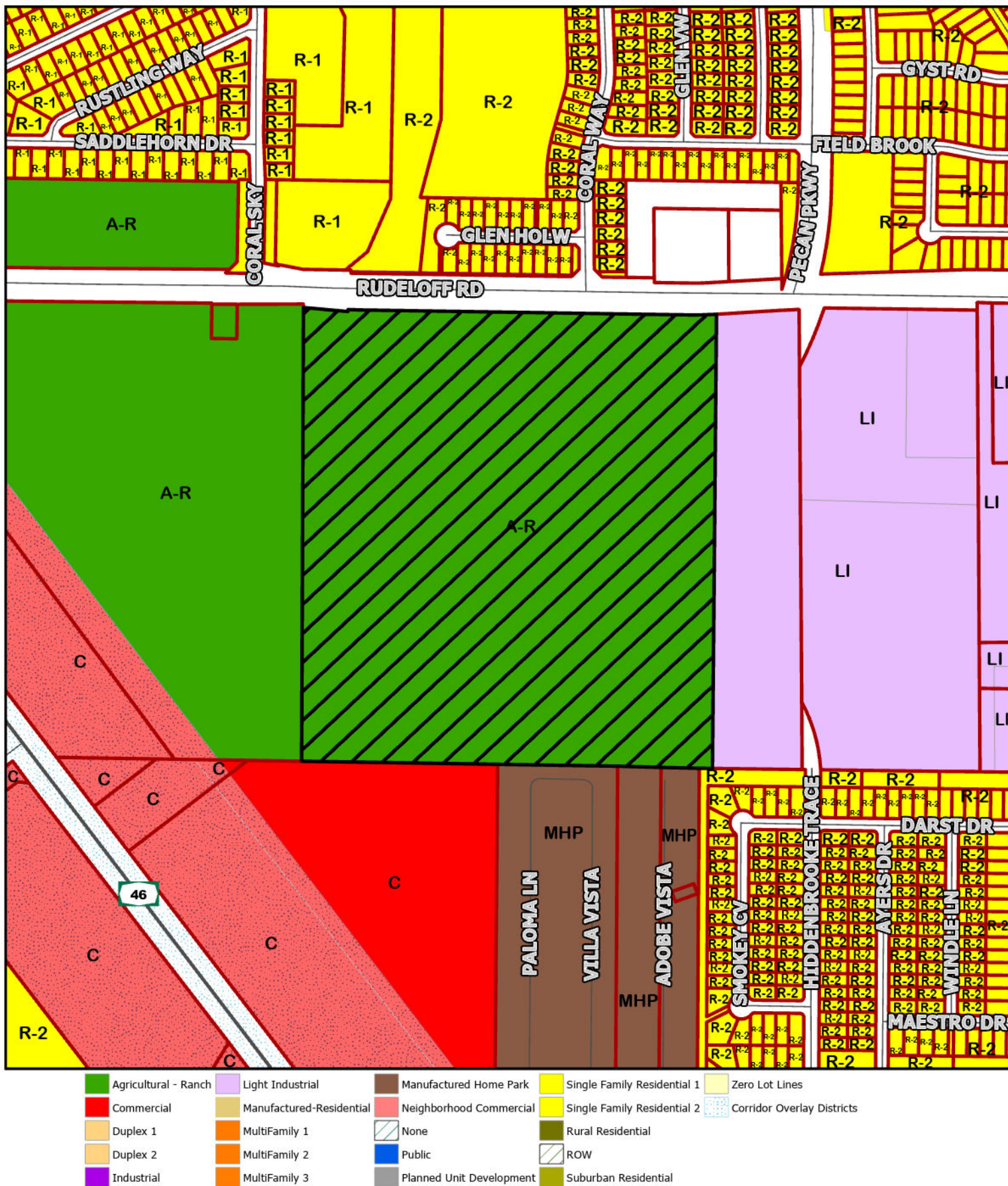
- 200' Buffer
- Parcel
- Site Location

1 inch = 500 feet

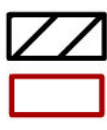
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ZONING MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



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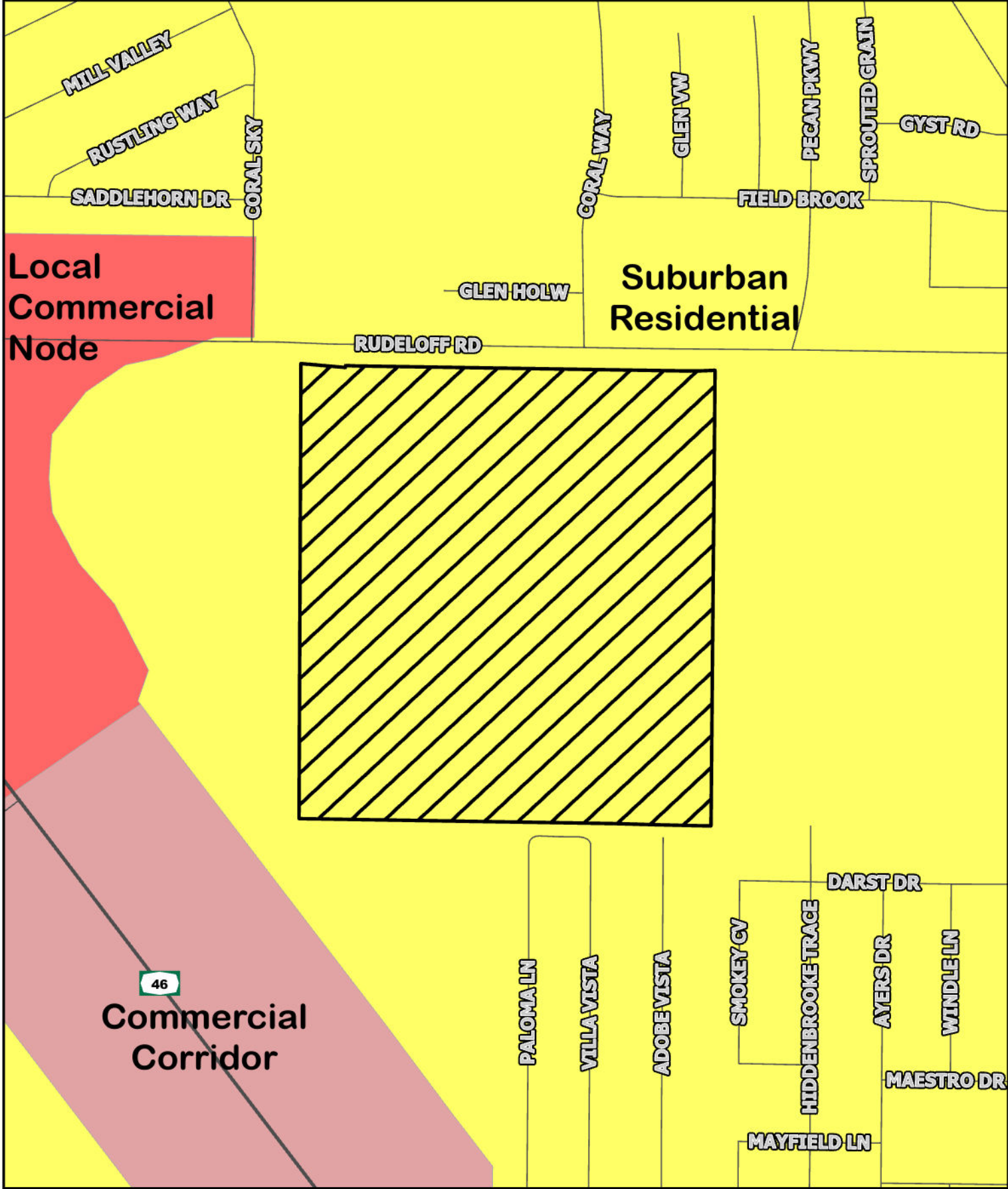


Site Location

Parcel

1 inch = 500 feet

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