



PLANNING & CODES

Planning and Zoning Commission Report

ZC 22-25

A request for Zoning Change 22-25 from Agricultural-Ranch (AR) to Single Family Residential (R-2) for a property located at the 1700-1900 block of Rudeloff Road, Property ID 52806 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

The property is a 68.047-acre lot bordered by single family residential, commercial, Light Industrial, Mobile Home Park, and Agricultural Ranch zoning types. The property is in the Suburban Residential category of the FLUP which supports Single-Family zoning. The property 1,600 feet of frontage on Rudeloff Road as access. The two safety or general welfare issues were identified were additional traffic generated in the area, and the fact that the western 1/3 of the property was in the 100-year floodplain.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well.

Mr. Warren then said two letters were received against the case. They highlighted concerns about more traffic, lack of water supply, and loss of farmland. He clarified that the city would service the area and would have to sign off on a utility service form for water service at time of platting.

The regular meeting recessed, and a public hearing was held. The applicant, John McKiset approached the commission and stated that the proposed development would be a similar subdivision to the surrounding areas. He stated water supply would be taken into consideration too.

Jake Sloan from the public spoke on the zone change and stated he was in favor of it, and that more homes was a good thing for Seguin.

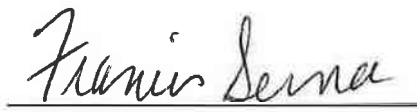
The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 22-25), Commissioner Pete Silvius moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (AR) to Single Family Residential (R-2) to for the property located at the 1700-1900 block of Rudeloff Road. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

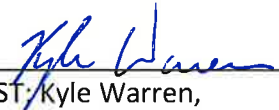
RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED

9-0

A handwritten signature in black ink, reading "Francis Serna", written over a horizontal line.

Francis Serna,
Planning Assistant

A handwritten signature in blue ink, reading "Kyle Warren", written over a horizontal line.
ATTEST, Kyle Warren,
Planner



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.)

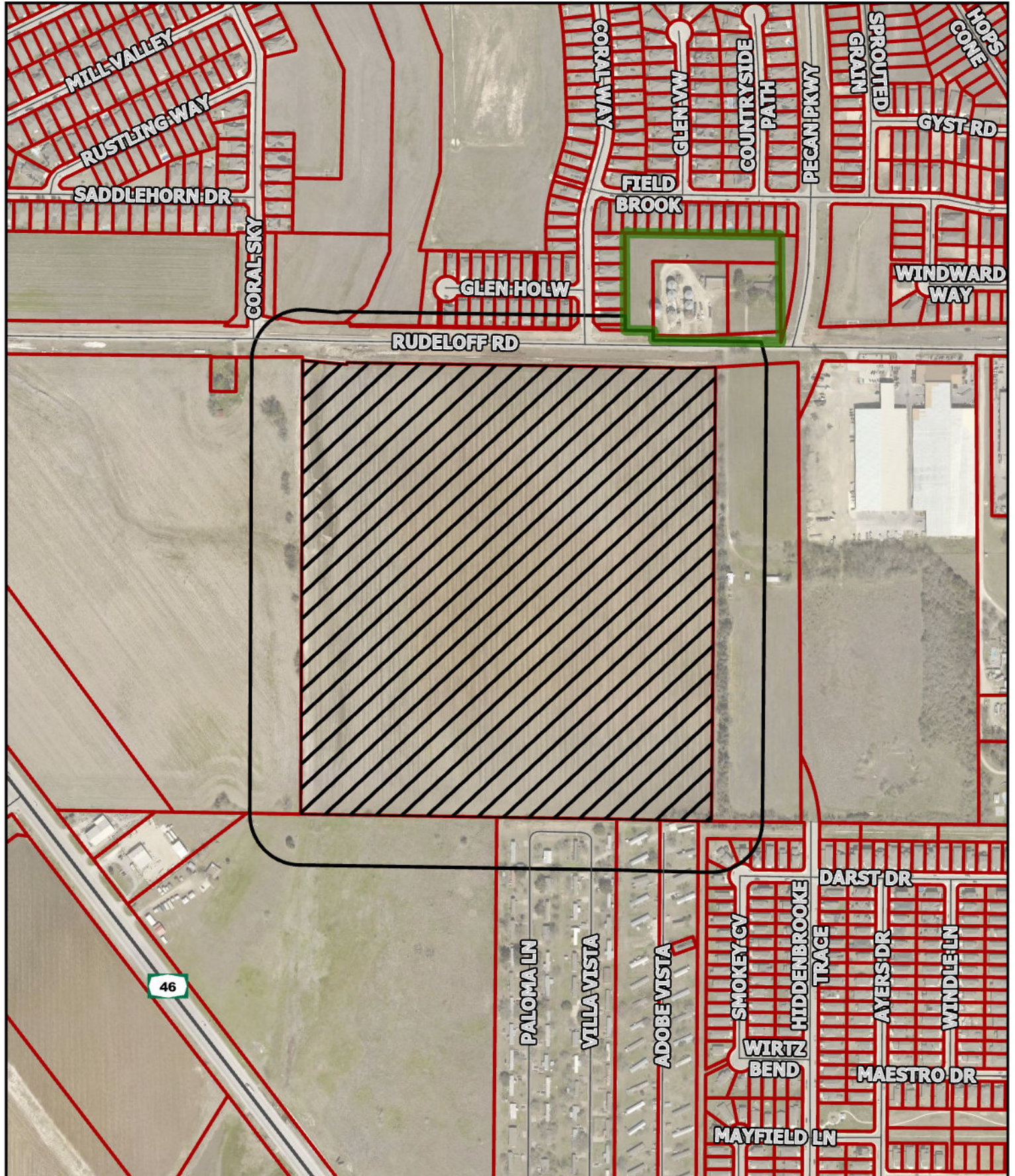
There is a likelihood of higher volumes of traffic on Rudeloff Rd. due to the increase in density of residential development. The floodplain on the property will have to be considered as well at time of building permitting for any new homes built there.

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



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.



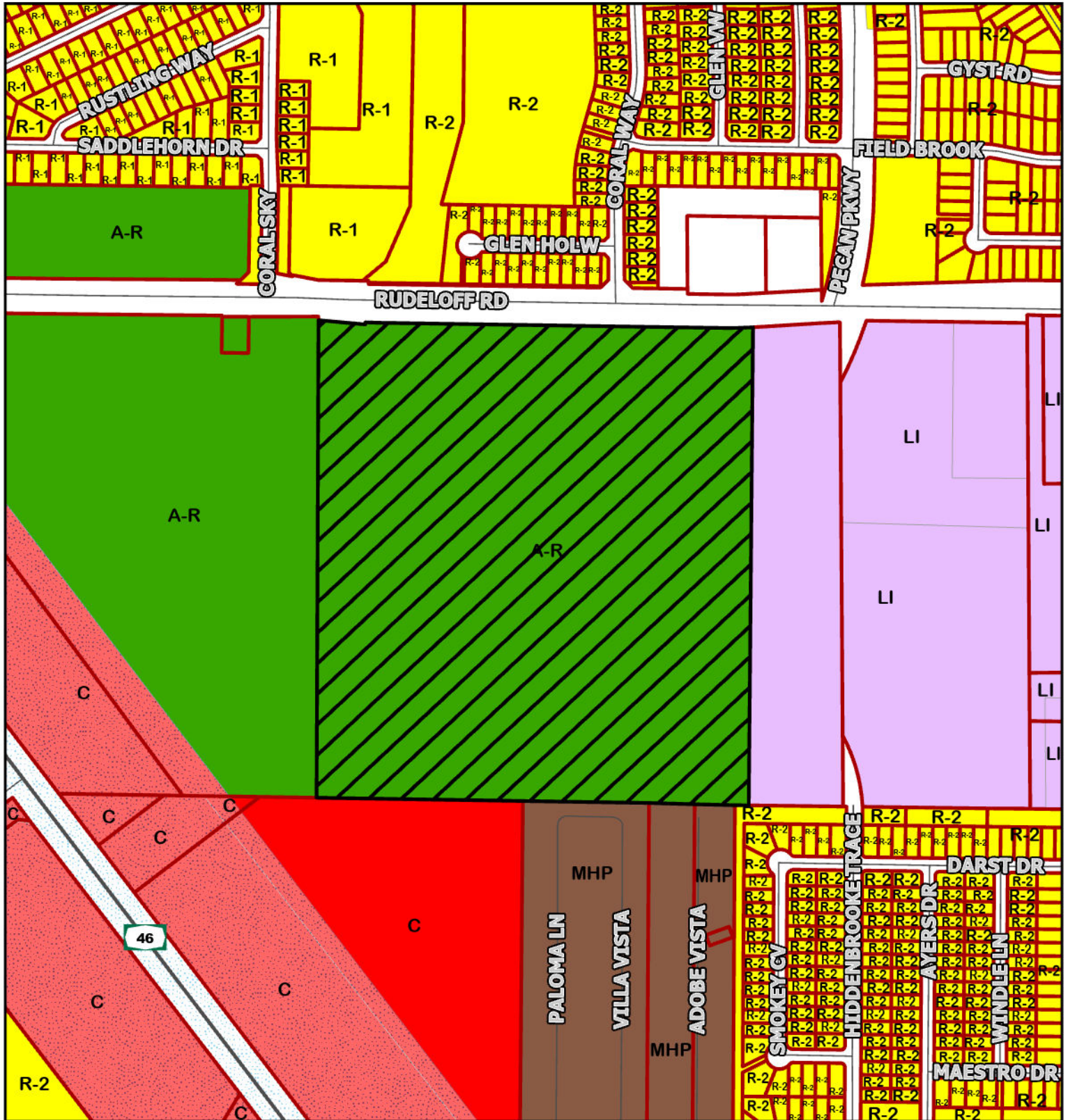
- 200' Buffer
- Parcel
- Site Location

1 inch = 500 feet

Printed: 11/26/2025

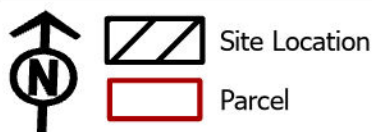
ZONING MAP

ZC 22-25 1700-1900 Blk of Rudeloff Rd



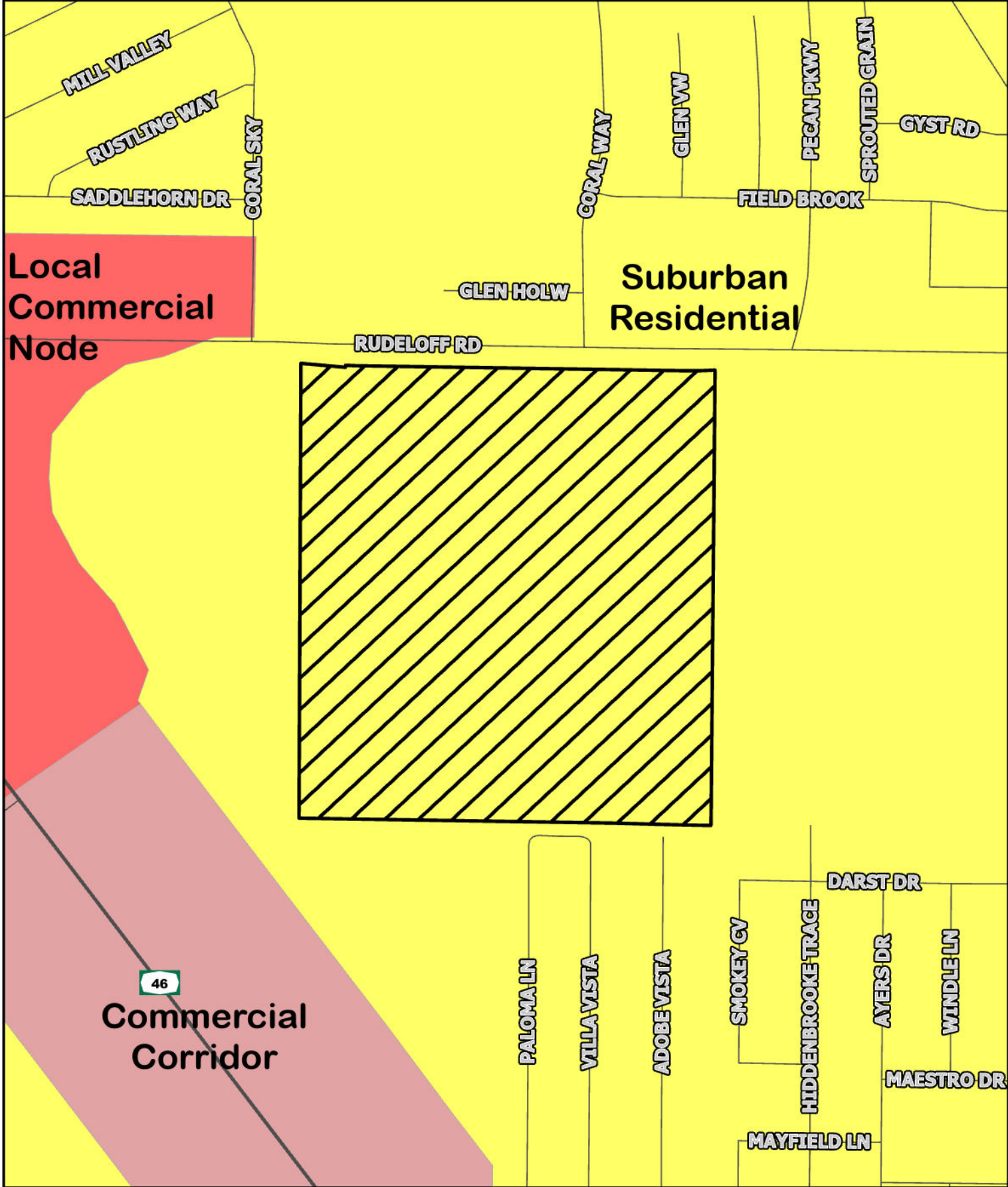
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	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

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Site Location



Parcel

1 inch = 500 feet

Printed: 11/26/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

**1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)**



Name: Claire Gregg

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☒

Opposed ☐

Reasons and/or comments Fully Supported

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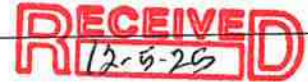
REPLY

**1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)**

Name: Gardoni

Mailing Address: _____

Phone No.: _____



Physical Address of property (if different from the mailing):
SAME

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ☒

Reasons and/or comments we need farms not houses.
There are extensive neighborhoods being built
in the area already! we don't have the infrastructure
for more residential homes, our lakes are empty. we
need water, etc. to supply these homes.

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

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REPLY

1700-1900 block of Rudeloff Rd.
Property ID 52806
(ZC 22-25)

Name: Adam and Jennifer Slyter

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed X



Reasons and/or comments We oppose the re-zoning as there are
is not enough water and infrastructure planned over
the next 5 years to make this make sense for current
residents. Also, the developers still need to sell the
houses around our area and adding new home will just
lower our value and sit unoccupied.