

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 22-25 (1700-1900 Blk of Rudeloff Rd)**
Zoning Change from A-R to R-2
Date: December 22, 2025

Background

The City of Seguin received a zoning change request for a vacant property located in the 1700-1900 block of Rudeloff Rd (Prop ID 52806). The applicant is proposing to develop a residential subdivision on the 68.047-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- There are residential developments to the north and south of the tract. The light industrial area to the east was existing when the area was annexed.
- The western portion of the property is within a 100-year floodplain.
- The property fronts and takes access from Rudeloff Rd. The property is also located in an area designated for the alignment of Pecan Parkway per the Seguin Master Thoroughfare Plan. A future connection to the Hiddenbrooke Subdivision is also proposed per the Master Thoroughfare Plan.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Single-Family Residential (R-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 22-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance