

## 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 25-25 (South of Beechcraft Ln & Rudeloff Rd)**  
**Zoning Change from A-R to LI**  
**Date:** December 22, 2025

### Background

The City of Seguin received a zoning change request for a vacant property located in an area south of Rudeloff Rd and west of Beechcraft Ln (Prop ID 52966). The applicant has requested a zoning of Light Industrial for the 18.049-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 does not recommend light industrial land uses.
- Directly to the west and south of the property is a residential subdivision. The light industrial area to the north was existing when the area was annexed in 2006. Huber Airfield, a private airfield, is located to the east of this vacant property.
- A portion of the property is within the 500-year floodplain.
- This property has no street frontage. A future connection to Griffith Drive will be created when Unit 4 of Hiddenbrooke Subdivision is built out, but it is a local residential street. Access to this vacant property from Griffith Drive will require passage through the residential neighborhood.

### Action Requested

Staff is requesting action on the applicant's request to rezone the property to Light Industrial.

### 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 denial of the zoning change request to Light Industrial. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**

### Attachments

- Final Report of the Planning & Zoning Commission
- ZC 25-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance