

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