

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Subject: **ZC 04-26 (South of Beechcraft Ln & Rudeloff Rd)**
Zoning Change from A-R to PUD
Date: April 27, 2026

Background

The City of Seguin received a zoning change request to Planned Unit Development (PUD) for a 26-acre tract south of Beechcraft Ln and Rudeloff Rd. The property owner is proposing an airpark development consisting of private airplane hangars. The proposed air park would be used in conjunction with the existing Huber Airpark directly to the east of this tract. The Huber Airpark property to the east is also zoned as a Planned Unit Development. An airpark is not a standard use that is allowed in the City's other zoning districts. The expansion of the airpark to this 26-acre tract requires that the property be rezoned to PUD. The development of the site requires an approved General Land Use Plan. The proposed General Land Use Plan has been reviewed by the Planning & Zoning Commission and is also on the agenda for approval by City Council.

Staff evaluated the zoning 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 recommends suburban-style single-family neighborhoods and supporting neighborhood commercial uses.
- The property is directly adjacent to a residential subdivision to the west and south. The property to the east is the Huber Airpark. The property to the north is zoned Light Industrial.
- The 26-acre tract is accessed from an existing access easement through Huber Airpark. The lot does not have any frontage along any public streets.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Planned Unit Development (PUD).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on April 14, 2026. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Planned Unit Development (PUD).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 04-26 & GLUP 01-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance