



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda Planning & Zoning Commission

Tuesday, December 9, 2025

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-665](#)

Approval of the Planning and Zoning Commission Minutes of the October 14, 2025 Regular Meeting.

Attachments: [10.14.25 PZ mins draft](#)

4. **Public Hearing and Action Items**

a. [VAR 07-25](#)

A request for a variance to Chapter 6 Sign Requirements, Section 6.5.7 Pole Signs: Single-Tenant, Height Requirements, for the property located at 3740 SH 46 N, Property ID: 202198, (VAR 07-25)

Attachments: [VAR 07-25 Staff Report and Maps](#)

b. [ZC 21-25](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-1) for a 50.620-acre property located at the 1500 Block of E Martindale Rd, Property ID 52678. (ZC 21-25).

Attachments: [ZC 21-25 Staff Report](#)

[ZC2125 Maps](#)

[Prelim Site Plan](#)

c. [ZC 22-25](#)

Public hearing and possible action on a request for a zoning change from Agricultural-Ranch (AR) to Single-Family Residential (R-2) for the property located at the 1700-1900 block of Rudeloff Rd., Property ID: 52806, (ZC 22-25)

Attachments: [ZC 22-25 Staff Report and Maps](#)

- d. [ZC 23-25](#) Public hearing and possible action on a request for a zoning designation to Public (P) for a 132.993-acre property located at 3281 Cordova Rd, Property ID's 55627 and 55628. (ZC 23-25).
Attachments: [ZC 23-25 Staff Report](#)
[ZC2325 Maps](#)
- e. [ZC 24-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Single-Family Residential (R-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755, (ZC 24-25)
Attachments: [ZC 24-25 Staff Report and Maps](#)
- f. [ZC 25-25](#) Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI) for a property located south of Beechcraft Ln & Rudeloff Rd., Property ID: 52966, (ZC 25-25).
Attachments: [ZC 25-25 Staff Report & Maps](#)
- g. [ZC 26-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Neighborhood Commercial (NC) for a property located at 919 N. Guadalupe St., Property ID: 22893, (ZC 26-25).
Attachments: [ZC 26-25 Staff Report & Maps](#)

5. **Adjourn**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 3rd day of December 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

Francis Serna
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.



Meeting Minutes

Planning & Zoning Commission

Tuesday, October 14, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on October 24, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

Present: 7 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

Absent: 2 - Joseph Pedigo, and Pete Silvius

3. Approval of Minutes

[25-586](#)

Approval of the Planning and Zoning Commission Minutes of the September 9, 2025 Regular Meeting.

A motion was made by Vice Chair Davila, seconded by Commissioner Schievelbein, that the Planning and Zoning Commission Meeting Minutes of the September 9, 2025 be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Rizo, Schievelbein, and Windle

4. Public Hearing and Action Items

[SUP 06-25](#)

Public hearing and possible action on a specific use permit request to allow outdoor display and sales of portable storage buildings in a Commercially (C) zoned district for the property located at 4520 IH-10 W, Property ID's: 60906 & 60885, (SUP 06-25).

Armando Guerrero presented the staff report. He said the applicant is requesting an SUP to allow outdoor storage sales in a commercial zoned district within the IH-10 Overlay District. He explained that the site consists of 2 tracts, the proposed use is a continuation of the site's past use. The property lost its legal non-conforming status due to inactivity. The applicant is in the process of brining the site into compliance with an SUP for the use, Occupancy Inspection through Permits and the Site Development Permit for paving and landscaping. The Site Development Permit has been approved by staff. He added that the outdoor storage would encompass both

tracts but will be limited to 135.77' and 333.78' of the front portion of the property as depicted on the submitted Site Plan.

Mr. Guerrero gave a brief overview of the surrounding properties consisting of Commercial zoning to east and the property to the west is being utilized for residential use. The property is in the Gateway Corridor of the FLUP which supports commercial uses but promotes beautification of corridors through landscaping along the regional entrances to Seguin.

Staff recommended approval of the Specific Use Permit with the conditions that a landscaping buffer of trees and shrubs be required along the frontage of the property line where the proposed display will be required (see Proposed Plan); a landscaping buffer of trees and shrubs shall be required along the western 165' property line where the proposed display are will be; portable storage units shall be limited to only the "Display Area" and frontage lengths shown on the submitted Site Plan; No material, equipment or portable storage units shall be stored outside or in view of the neighboring residential home to the west; and paving of the driveway and parking area shall be in accordance with the attached Site Plan. Mr. Guerrero added that no letters in opposition or in support were received by staff.

The Commission discussed screening for the residential home, paving requirements and the existing fence.

The regular meeting recessed, and a public hearing was held. Don Magrini, the applicant, 1107 FM 1431, Marble Falls, Tx gave an overview of the business. He was available to answer questions. There being no additional responses from the public the regular meeting reconvened for action.

The Commission also briefly discussed manufacturing and assembly of the storage units, expiration of an SUP, and signs. Mr. Guerrero advised the Commission that the SUP does not carry over when the business ceases operation.

Armando Guerrero announced that a Quarterly Plat report was not available due to no final plats being submitted.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Hernandez, that SUP 06-25 be approved with the conditions recommended by staff. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Rizo, Schievelbein, and Windle

5. Adjourn

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 5:56 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary



PLANNING & CODES

VAR 07-25 Staff Report 3740 Hwy. 46 N. Variance request to signage requirements

Applicant:

FSG Signs
4300 NE Loop 410
San Antonio, TX 78218

Property Owner:

Mustang Development LLC/
ATTN: Austin W Hagauer
18602 Castellani
San Antonio, TX 78258

Property Address/Location:

3740 SH 46

Legal Description:

THREE OAKS #2-B BLOCK 7
LOT 9 1.40 AC
Property ID: 52806

Lot Size/Project Area:

1.4 acres

Future Land Use Plan:

Local Commercial

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 variance to signage requirements for the height of a pole sign located at 3740 Hwy. 46 N.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Retail Service (McDonald's)
N of Property	C	Vacant
S of Property	R-2	Single-Family Homes
E of Property	Pending Annexation	Proposed Site of Texas State Technical College
W of Property	R-2	Single-Family Homes

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant's request is associated with a pole sign which will be located at 3740 Hwy. 46 N, where a new McDonald's is being built. The proposal is a 30' pole sign, which exceeds the current maximum of 25' for pole signs not on IH 10 or SH 130.

The applicant states the hardships are that SH 46 has a higher-than-average speed for a road of its type (60 MPH) and that it has a large right-of-way reducing sign visibility.

This request, however, only meets one of the five criteria listed in the variance chart below. Despite the size of the highway, and speed limit, the applicant went forward with developing at this location. There are also other commercial properties in the area that would be held to the same standards if developed.

CRITERIA	MEETS
Variance requested arises from such conditions which is unique to the property in question, and which is not ordinarily shared by others in the same neighborhood or zoning district	
There are particular physical surroundings, shape or topographical condition of the property involved would result in a practical difficulty or unnecessary hardship or inequity upon or for the owner	
The request for the variance is not based exclusively on financial gain or the reduction of an existing financial hardship	
The granting of the variance will not be materially detrimental or injurious to, or adversely affect the rights of, owners or residents of the surrounding property	
The proposed variance will not impair an adequate supply of light or air to adjacent property, increase congestion on public streets, increase the fire danger, endanger public safety, diminish or impair property values within the neighborhood or be opposed to the general spirit of intent of the ordinance	X

PLANNING DEPARTMENT ANALYSIS

BACKGROUND

The 1.40-acre property at 3740 N SH 46 was recently replatted out of a larger 2.8-acre commercial lot from the Three Oaks Subdivision. It sits at the corner of SH 46 and Three Oaks Road. McDonald's has both an approved Commercial site plan and an issued building permit for this location.

They applied for the sign variance request at the beginning of November, for a variance of 5' in height for a new pole sign. No contact was made with staff concerning the variance request.

CODE REQUIREMENTS:

The proposed sign, at 30 feet in height, is 5 feet taller than what is currently allowed at this location. This comes from Chapter 6 of Seguin's UDC section 5.7.D.2 which states "Signs along all other roads (excepting IH-10 and SH 130)- the maximum height of the top of the sign shall be 25 feet above the adjacent grade."

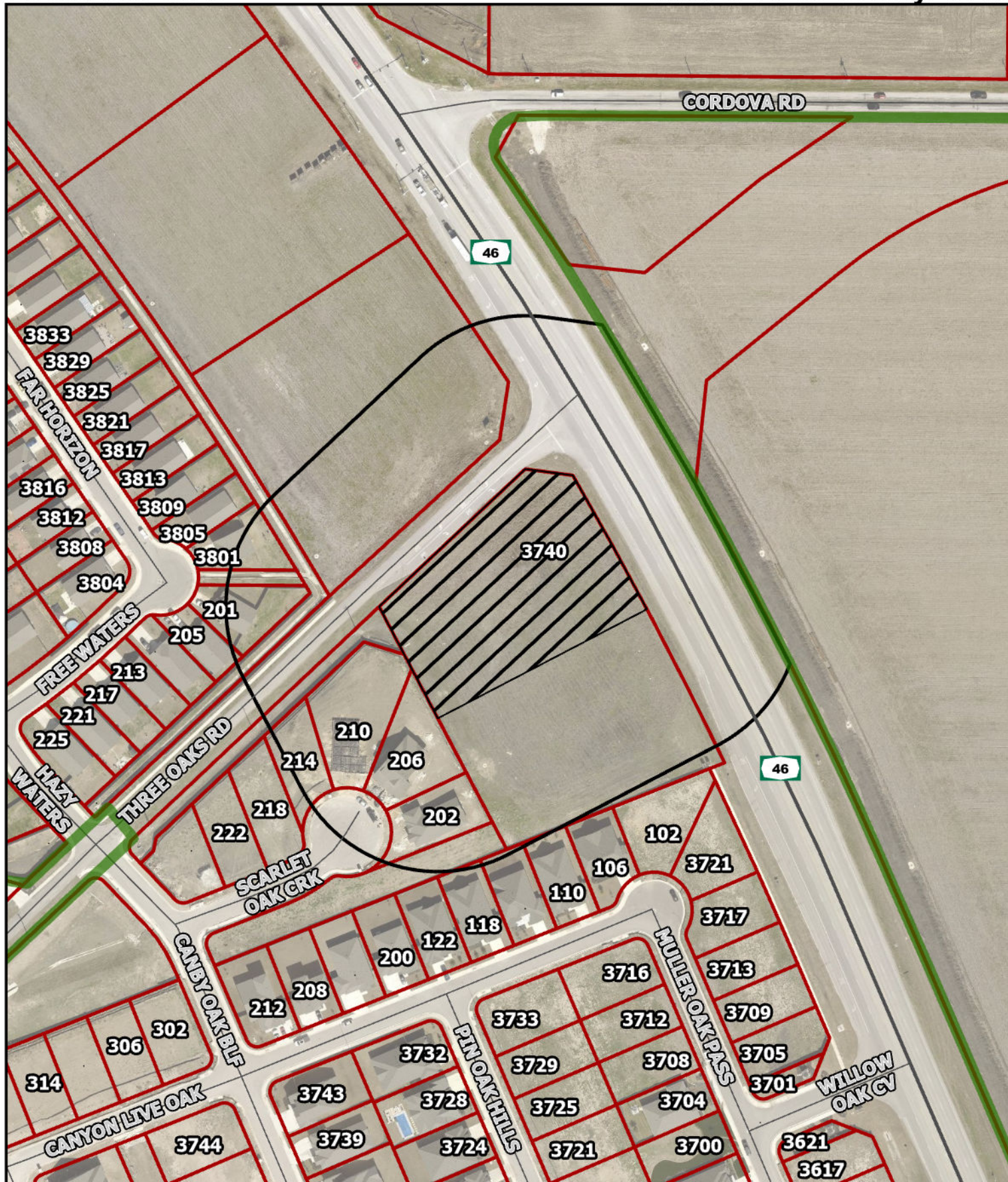
COMPREHENSIVE PLAN:

The property falls in the Local Commercial FLUP, which states "The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections to offer day-to-day services for surrounding residents, such as restaurants, retail, and personal services."

The focus taken from this is that any commercial uses (including associated signage) should be appropriate in scale with the surrounding neighborhoods, and communities. In this case a variance for additional sign height would be inappropriate in keeping with the FLUP.

STAFF RECOMENDATION:

Staff recommends denial of this variance as it only meets one requirement out of five for a variance approval. There is no uniqueness to this property in the sense of location, as other commercial properties in the vicinity would be held to the same standard.



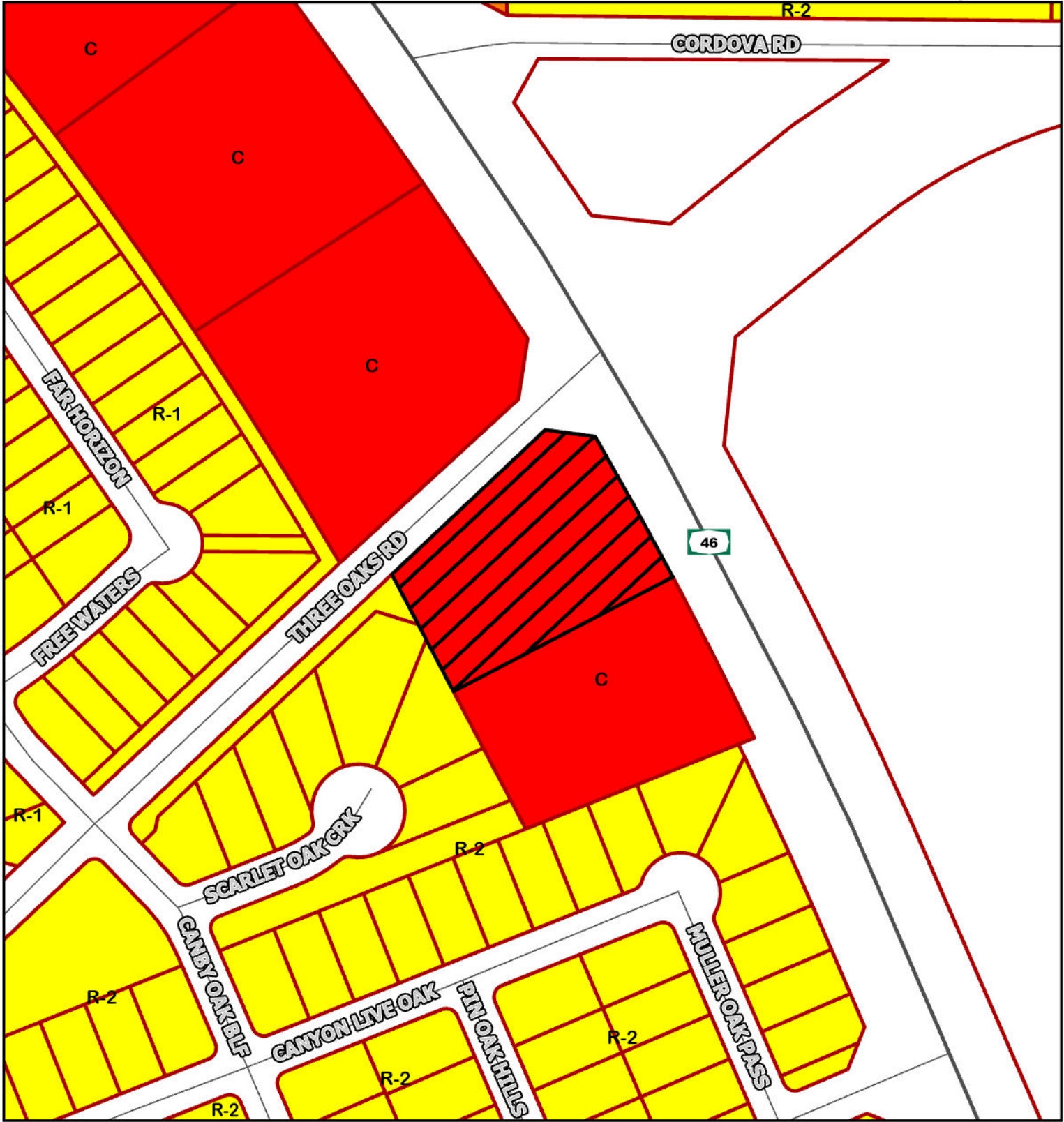
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



- 200' Buffer
- Parcel
- Site Location

1 inch = 167 feet

Printed: 11/17/2025



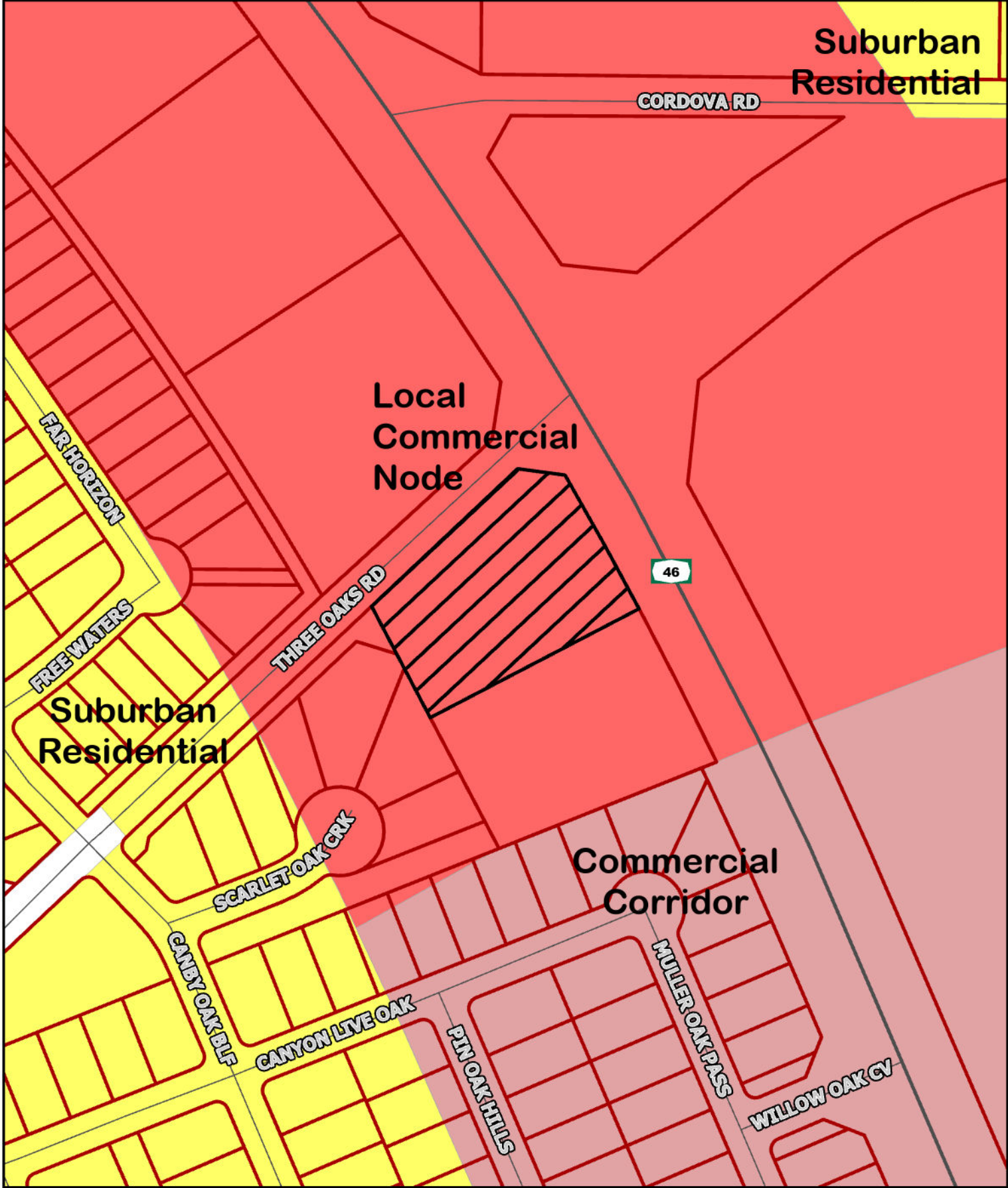
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	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

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Site Location

Parcel

1 inch = 167 feet
Printed: 11/17/2025



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Site Location



Parcel

1 inch = 167 feet

Printed: 11/17/2025



PLANNING & CODES

ZC 21-25 Staff Report 1500 Blk of E Martindale Rd (Voluntary Annexation) Zoning Designation to R-1

Applicant:

1680 E Martindale LLC
851 Branch Rd
Seguin, Texas 78155

Property Owner:

1680 E Martindale LLC

Property Address/Location:

1500 Blk of E Martindale Rd
Property ID 52678

Legal Description:

Abstract 10, M Cherino
Survey

Lot Size/Project Area:

50.620 Acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:**Staff Review:**

Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (R-1) Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland
N of Property	No Zoning	Farmland / Residential
S of Property	No Zoning / Single Family Residential (R-1)	Farmland / Oak Village North
E of Property	No Zoning	Farmland
W of Property	Single Family Residential (R-1)	Navarro Oaks

SUMMARY OF STAFF ANALYSIS:

The applicant is pursuing voluntary annexation and requesting a zoning designation of (R-1) Single Family Residential. The surrounding vicinity has experienced recent residential growth and includes a planned elementary school.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The request aligns with the Suburban Residential designation, which supports single family residential development.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning is compatible with adjacent residential neighborhoods, including Navarro Oaks to the west and Oak Village North to the south.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – East Martindale Rd is identified as an Urban Arterial in the City's Master Thoroughfare Plan. Future subdivision development will be required to improve the portion of E Martindale Rd adjacent to the property. The City's planned improvements include extending Martindale Rd (south of the subject property) from Twin Oaks Rd to SH 123, incorporating 11-foot travel lanes and 5-foot sidewalks.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 50.620 acres and is currently undergoing voluntary annexation with a concurrent request for zoning. The property is located within the City's ETJ and is currently used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a specific zoning request is submitted. The applicant is requesting (R-1) Single Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed single family residential subdivision is compatible with surrounding development patterns, which include agricultural land, existing single family neighborhoods, and a public school.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

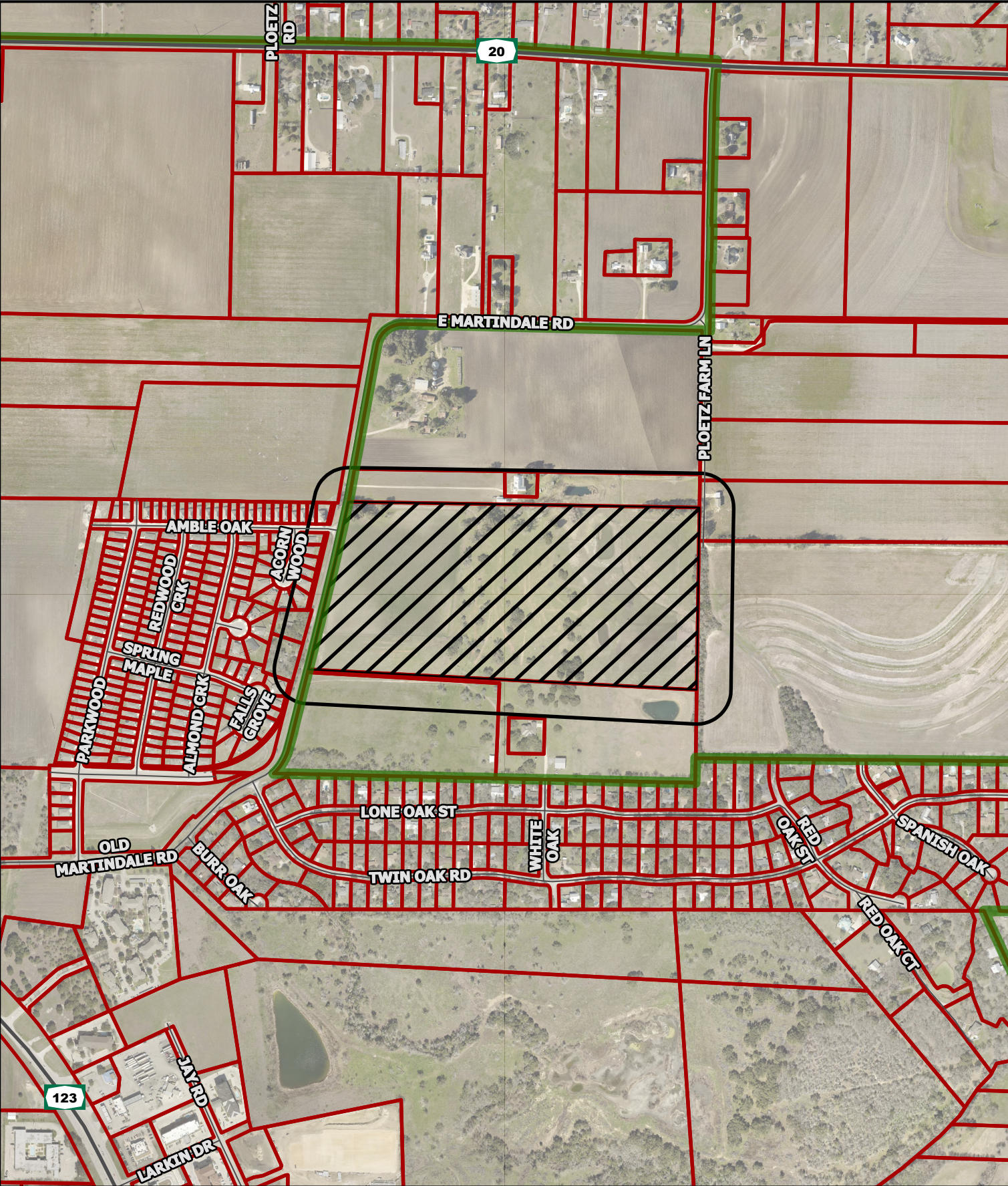
The property is designated Suburban Residential in the Future Land Use Plan, and the requested (R-1) Single Family Residential zoning is consistent with this designation.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property will be provided on E Martindale Rd and is reviewed in accordance with the city standards.

LOCATION MAP

ZC 21-25 1500 Blk of Martindale Rd.



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 200' Buffer

 Parcel

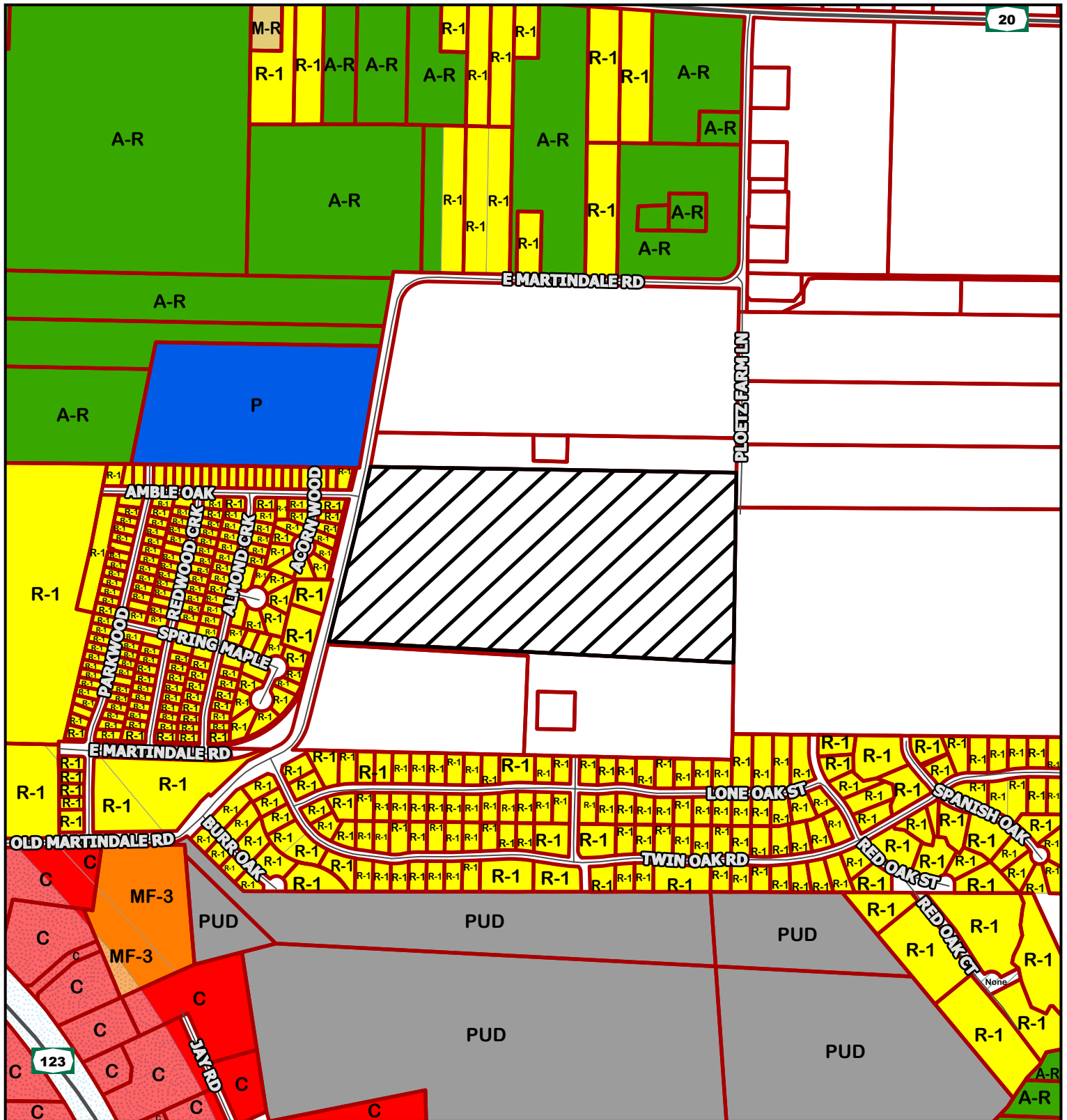
 Site Location

1 inch = 750 feet

Printed: 11/17/2025

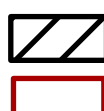
ZONING MAP

ZC 21-25 1500 Blk of Martindale 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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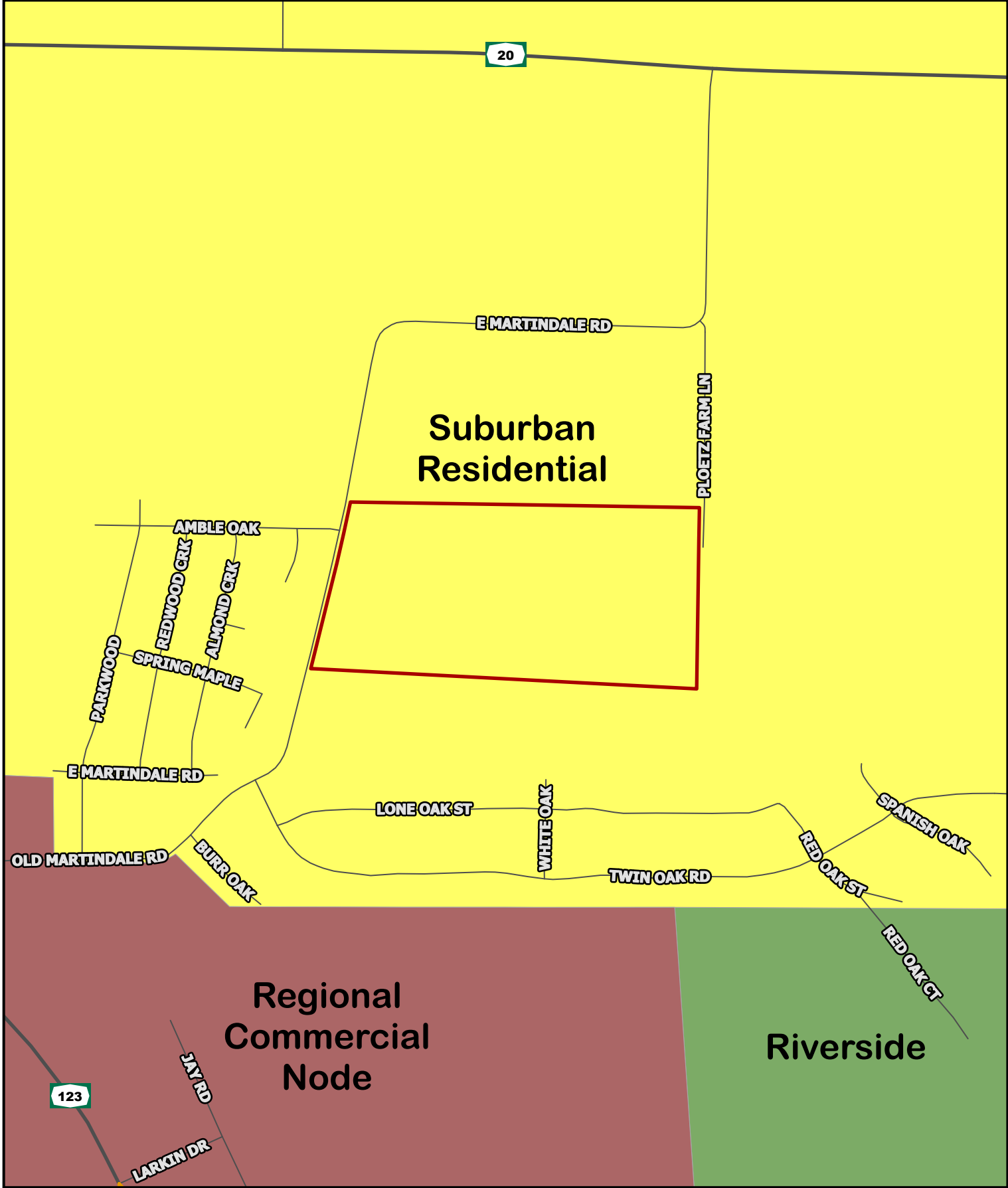
Site Location



Parcel

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Printed: 11/17/2025



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Site Location



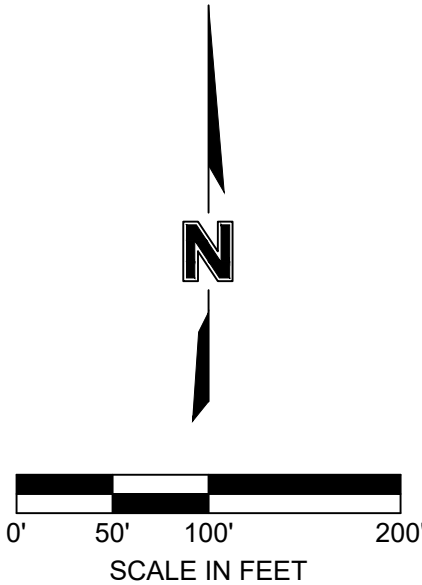
Parcel

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Printed: 11/17/2025



Exhibit B



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- P-OH EXISTING OVERHEAD POWER
- UGE EXISTING UNDERGROUND POWER
- W W EXISTING WATER UTILITY
- SS EXISTING SANITARY SEWER UTILITY
- PROPOSED LOT LINE
- INSTALL CURB & GUTTER
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT/ASPHALT
- PROPOSED BUILDING

NOTES:

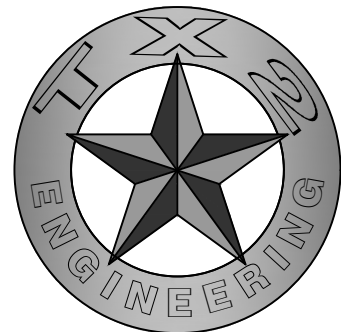
- ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER, AND FIELD VERIFY EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- PROPERTY INFORMATION:
 - LOCATED IN CITY ETJ
 - NOT ZONED
 - LIKELY R1 IF INCORPORATED INTO CITY
 - FRONTAGE 50'-60' MINIMUM
 - MARTINDALE EXPANSION (LIKELY 15' ROW DEDICATION ALONG FRONTAGE)

KEYNOTES XX

- 01 XXXXX
- 02 XXXXX
- 03 XXXXX
- 04 XXXXX

WARNING - OVERHEAD POWER LINES

CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF OVERHEAD POWER LINES.



TX2 ENGINEERING
FIRM #: 20787
CONTACT:
645 FLORAL AVE, STE C
NEW BRAUNFELS, TX 78130
TEL: (830) 327-1235

THIS DOCUMENT ISSUED ON 04 September 2025
UNDER THE AUTHORITY OF
TREVOR TAST, P.E.
(LICENSE NO. 124101)
IS RELEASED FOR THE PURPOSE
OF REVIEW ONLY. THIS
DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION, BIDDING,
OR PERMITTING PURPOSES.

EXISTING SITE PLAN
YR: 2025
<PROJECT NAME>
<ADDRESS>
<CITY>, TX, <ZIP>

REVIEWS		DESCRIPTION	BY
REV.	DATE		

DRAWN BY: TNT
QA/QC BY: TNT
PROJECT NO.: ###-###
PERMIT #:



C3.0



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.)

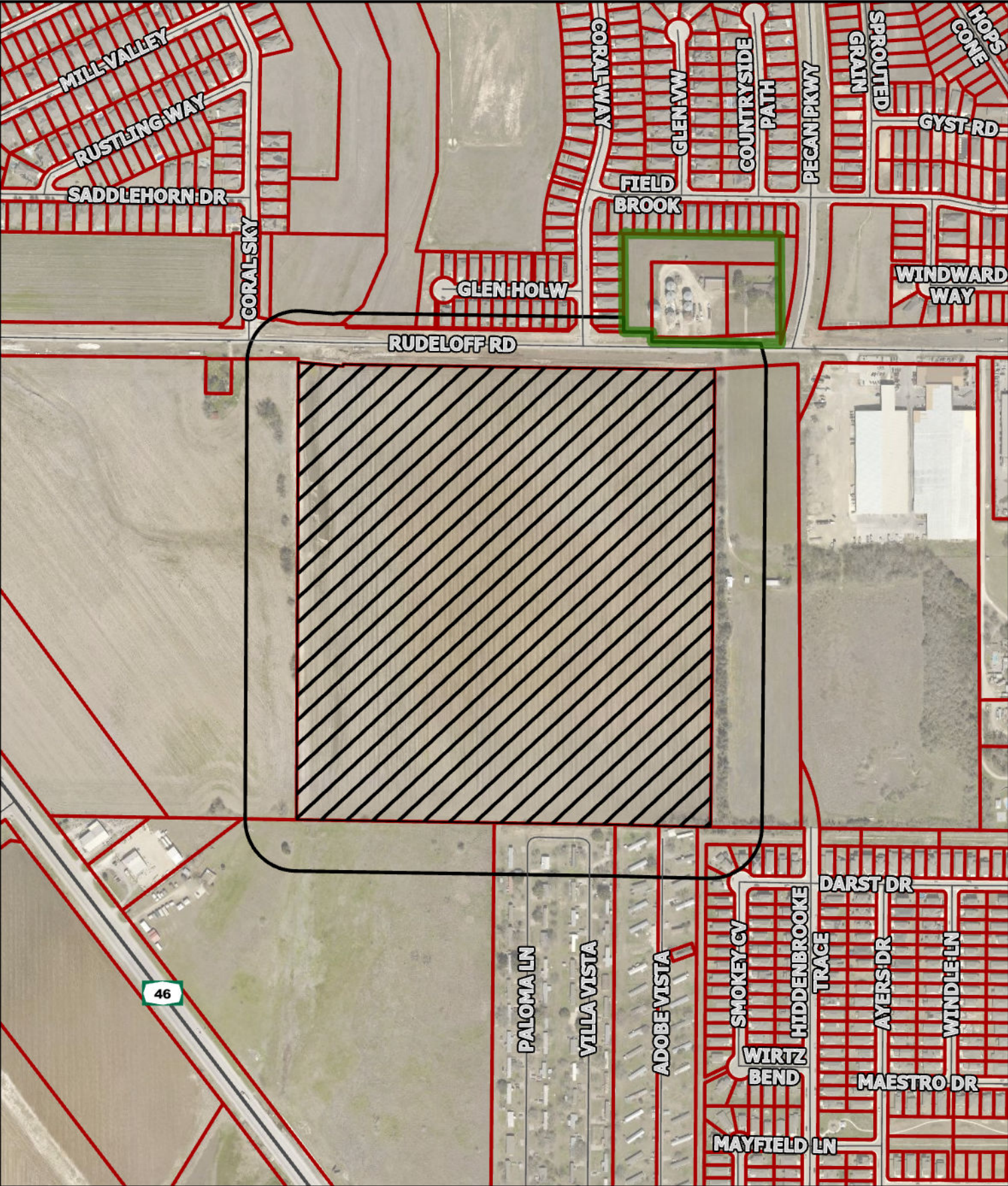
There is a likelihood of higher volumes of traffic on Rudeloff Rd. due to the increase in density of residential development. The floodplain on the property will have to be considered as well at time of building permitting for any new homes built there.

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



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 200' Buffer

 Parcel

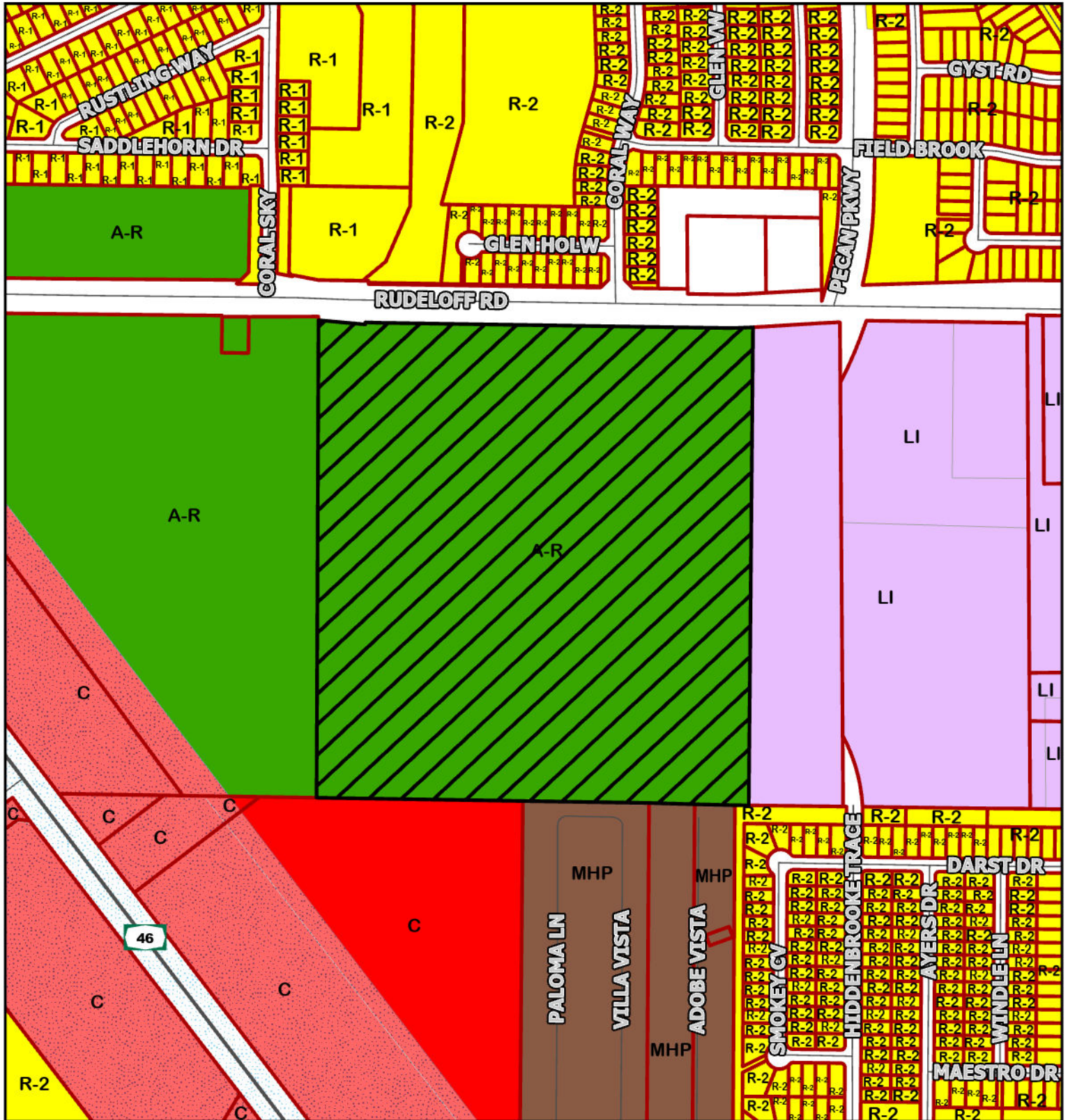
 Site Location

1 inch = 500 feet

Printed: 11/26/2025

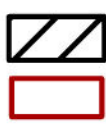
ZONING MAP

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	ROW
Duplex 2	MultiFamily 2	Public	Suburban Residential	
Industrial	MultiFamily 3	Planned Unit Development		

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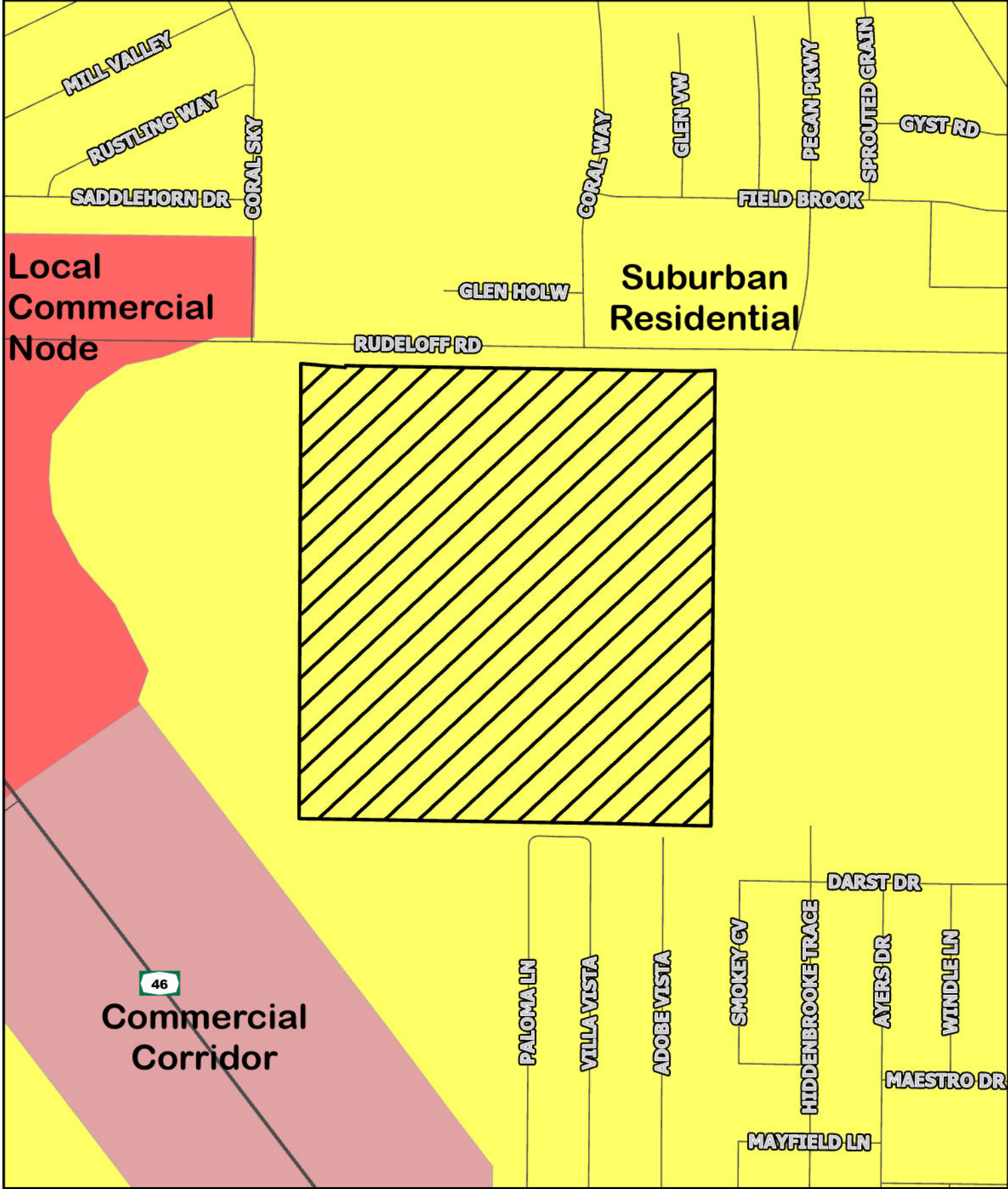


Site Location

Parcel

1 inch = 500 feet

Printed: 11/26/2025



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Site Location



Parcel

1 inch = 500 feet

Printed: 11/26/2025



PLANNING & CODES

ZC 23-25 Staff Report
3281 Cordova Rd (Voluntary Annexation)
Zoning Designation to P

Applicant:

Seguin Economic Dev Corp
211 N River St
Seguin, Texas 78155

Property Owner:

Seguin Economic Dev Corp

Property Address/Location:

3281 Cordova Rd
Property ID's 55627 and
55628

Legal Description:

Abstract 20, AM Esnaurizar
Survey

Lot Size/Project Area:

132.993 Acres

Future Land Use Plan:

Commercial Corridor
Local Commercial
Suburban Residential

Notifications:

Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:

None

Staff Review:

Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (P) Public

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland / Residential
N of Property	Single Family Residential (R-2)	Vacant
S of Property	Single Family Residential (R-2) / No Zoning	Vacant / Residential
E of Property	Single Family Residential (R-2)	Three Oaks Subdivision
W of Property	No Zoning	Residential

SUMMARY OF STAFF ANALYSIS:

The applicant is pursuing voluntary annexation and requesting a zoning designation of (P) Public. The subject properties are located within the City of Seguin's ETJ and are expected to be formally annexed on January 30, 2026. The Future Land Use Plan designates the area as Commercial Corridor, Local Commercial, and Suburban Residential. The requested zoning is intended to support the development of a new technical college campus.

CRITERIA FOR ZONING CHANGE:

With Seguin experiencing substantial growth, securing sites for future educational facilities is a priority. Public zoning supports long-term planning efforts and institutional uses near developing residential areas.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning aligns with surrounding permitted uses and does not conflict with existing development patterns.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Colleges are only permitted in commercial and public zoning districts. A technical college in a rapidly growing area follows a logical and orderly pattern.

Other factors that impact public health, safety or welfare – A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median, turn bays, drainage improvements, 10-foot shared-use paths, and a realigned and signalized Three Oaks Rd intersection.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 132.993 acres and is currently undergoing voluntary annexation, including a request for zoning designation. The land is located within the City's ETJ and is primarily used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a zoning request is submitted by the applicant. In this case, the applicant is requesting a (P) Public zoning designation.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A technical college is compatible with surrounding residential uses and aligns with current development trends in the area.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

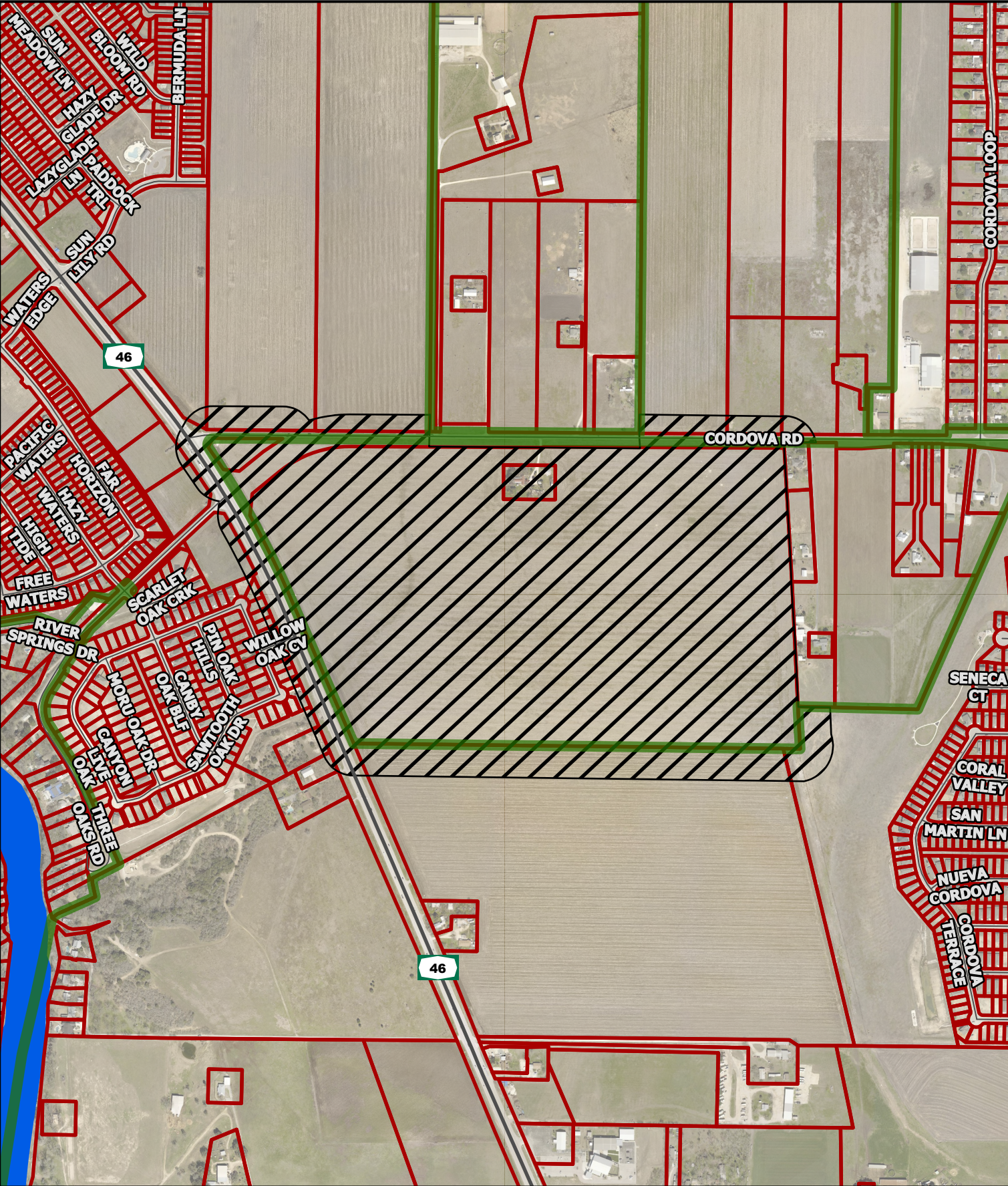
No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential. While public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

TRAFFIC (STREET FRONTAGE & ACCESS):

Primary access will be SH 46 and Cordova Rd. Any access improvements connecting to SH 46 and Cordova will require review and approval by TXDOT and the City.



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 200' Buffer

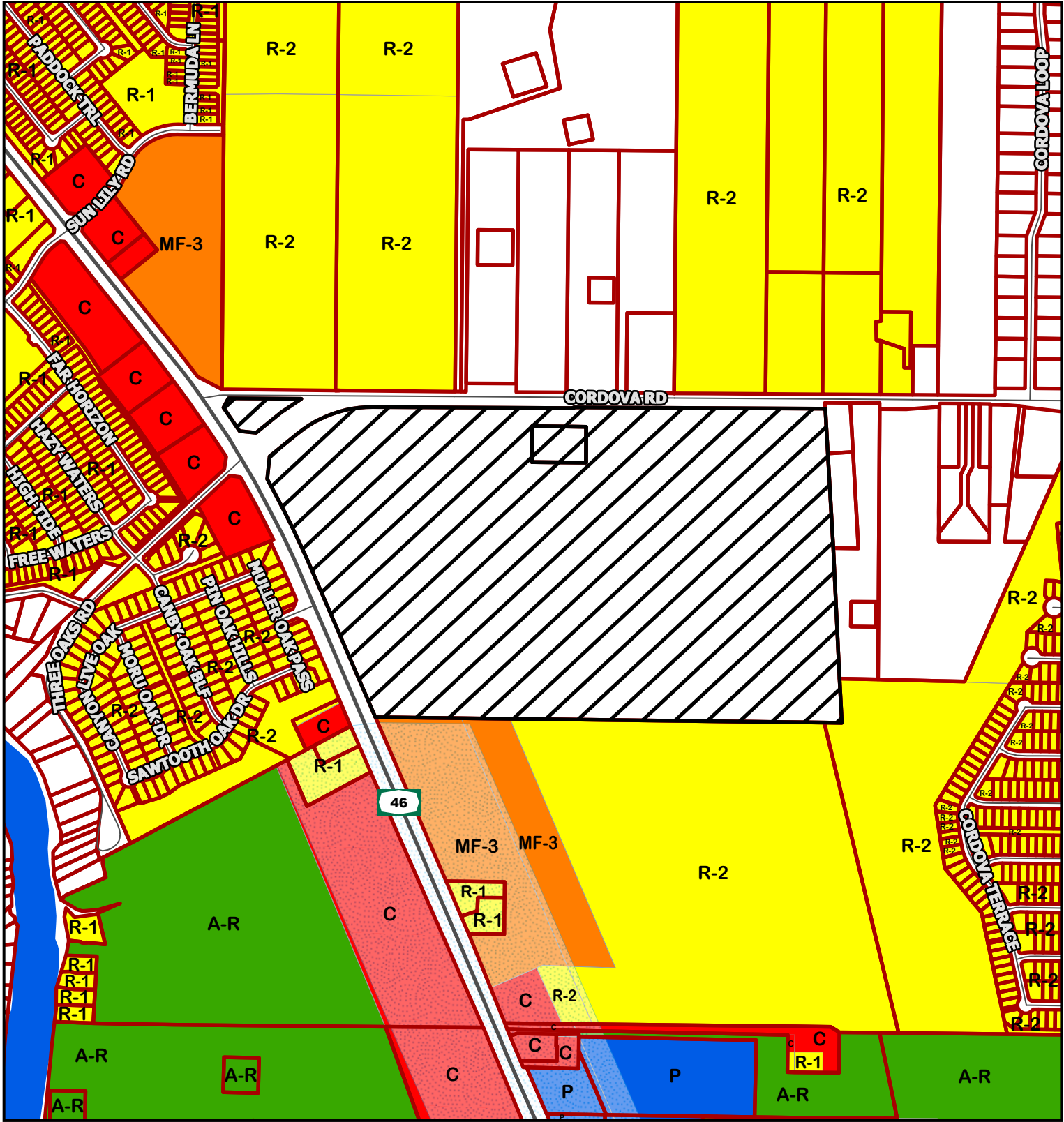
 Parcel

 Site Location

1 inch = 800 feet
Printed: 11/17/2025

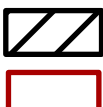
ZONING MAP

ZC 23-25 3281 Cordova 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	Suburban Residential	
Industrial	MultiFamily 3	Planned Unit Development	ROW	

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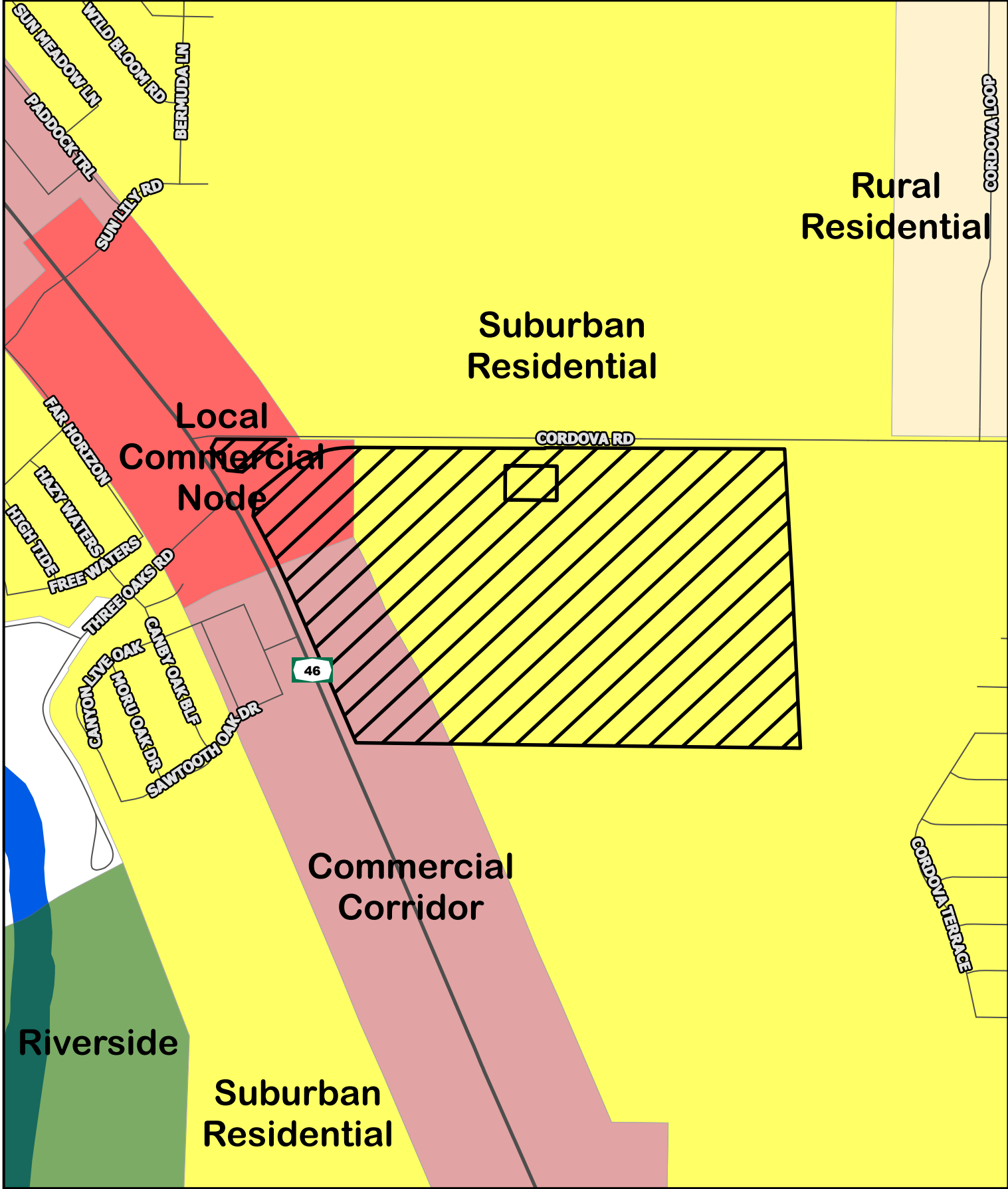
Site Location



Parcel

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Site Location



Parcel

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Printed: 11/17/2025



PLANNING & CODES

ZC 24-25 Staff Report 700 Blk of Jefferson Ave. Zoning Change P to R-1

Applicant:

Big Rock PM
503 N Austin St.
Seguin, TX 78155

Property Owner:

Flat Toob LLC
503 N Austin St.
Seguin, TX 78155

Property Address/Location:

700 Blk of Jefferson Ave.

Legal Description:

JEFFERSON AVENUE, LOT 1
2.530 AC.
Property ID: 108755

Lot Size/Project Area:

2.53 acres

Future Land Use Plan:

Traditional 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 Public (P) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP	Manufactured Home Park
E of Property	P	Single-Family Home
W of Property	P	Elementary School

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1) on 2.53-acres located in the 700 Blk of Jefferson Ave., for a proposed housing development.

A zoning change to Single-Family Residential (R-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP).

The FLUP states that new residential development within this area should be evaluated site by site to prevent incompatible scaling and density, and that different housing types encourage various ownership opportunities.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-1 zoning) are highly supported by Traditional 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, across Jefferson Ave. in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic 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-1 zoned properties to the east and north of the location. The single-family use would also add potential for walkability to the adjacent elementary school and nearby Veterans park.

Other factors that impact public health, safety or welfare – No others specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 2.53-acre property has contained its original zoning of Public (P) since 1989. It is vacant and contains no buildings or structures. The property is adjacent to Public zoned lots to the east (single family home) and west (Jefferson Elementary School), as well as single family residential properties to the north. Across Jefferson Avenue to the south there is a manufactured home park.

CODE REQUIREMENTS:

The property is currently zoned Public and would not allow for any sort of residential development. To develop this property for single family residential use R-1 zoning is one of the zoning types that could be used to allow this. 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:

This portion of Jefferson Avenue is primarily residential in nature with uses ranging from single-family housing, a manufactured home park, an elementary school, and park space (Veterans Park). Single family homes would be an appropriate fit in an already predominantly single family (R-1) zoned area.

COMPREHENSIVE PLAN:

New residential development within this FLUP district (Traditional Residential) should be evaluated site by site to prevent incompatible scaling and density. Development within Traditional Residential areas should consist of low- to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Different housing types may be integrated to encourage various ownership opportunities.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

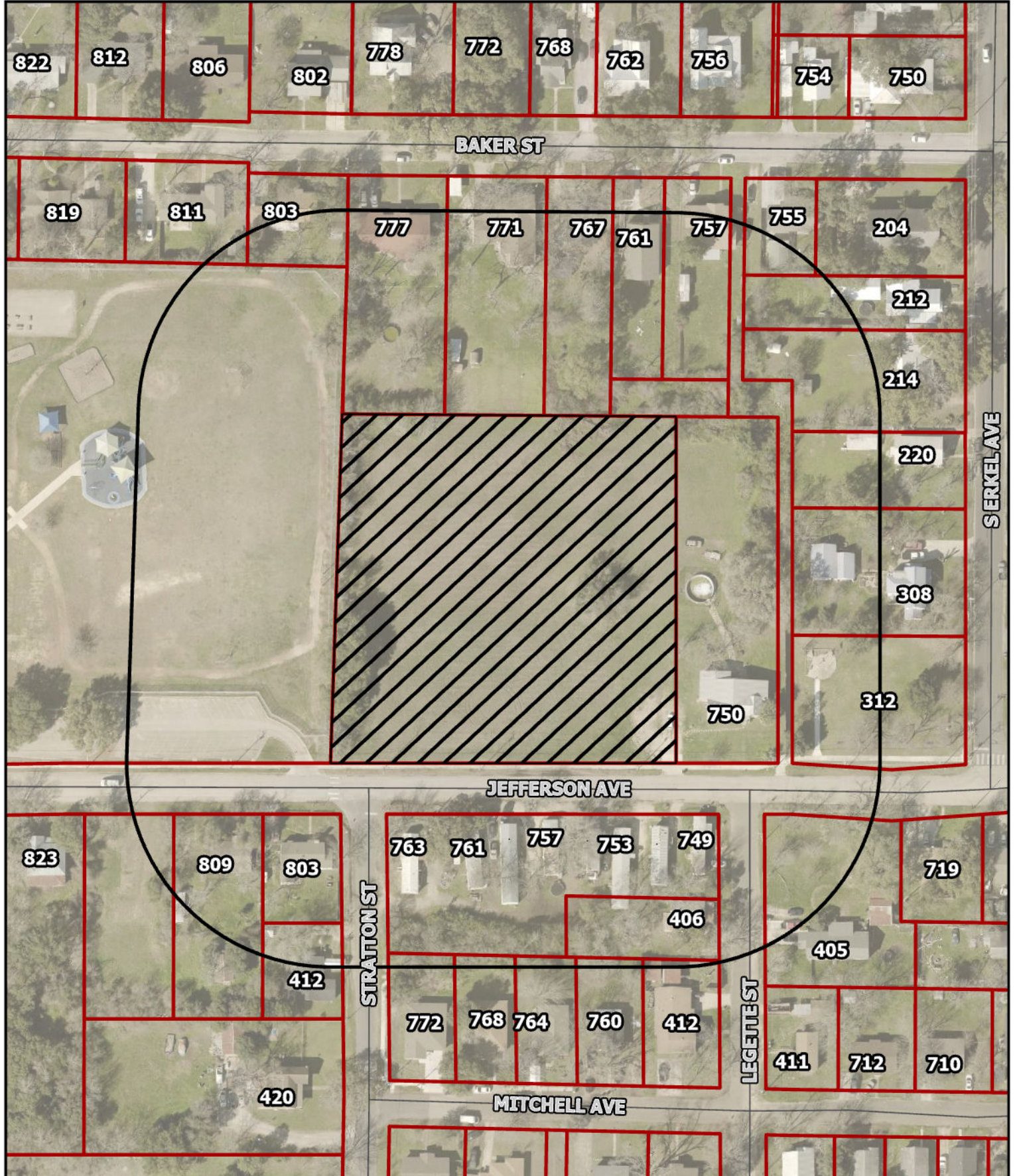
There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 340-foot frontage along Jefferson Ave.

LOCATION MAP

ZC 24-25 700 Blk of Jefferson Ave



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Parcel
Site Location

1 inch = 125 feet

Printed: 11/14/2025

ZONING MAP

ZC 24-25 700 Blk of Jefferson Ave



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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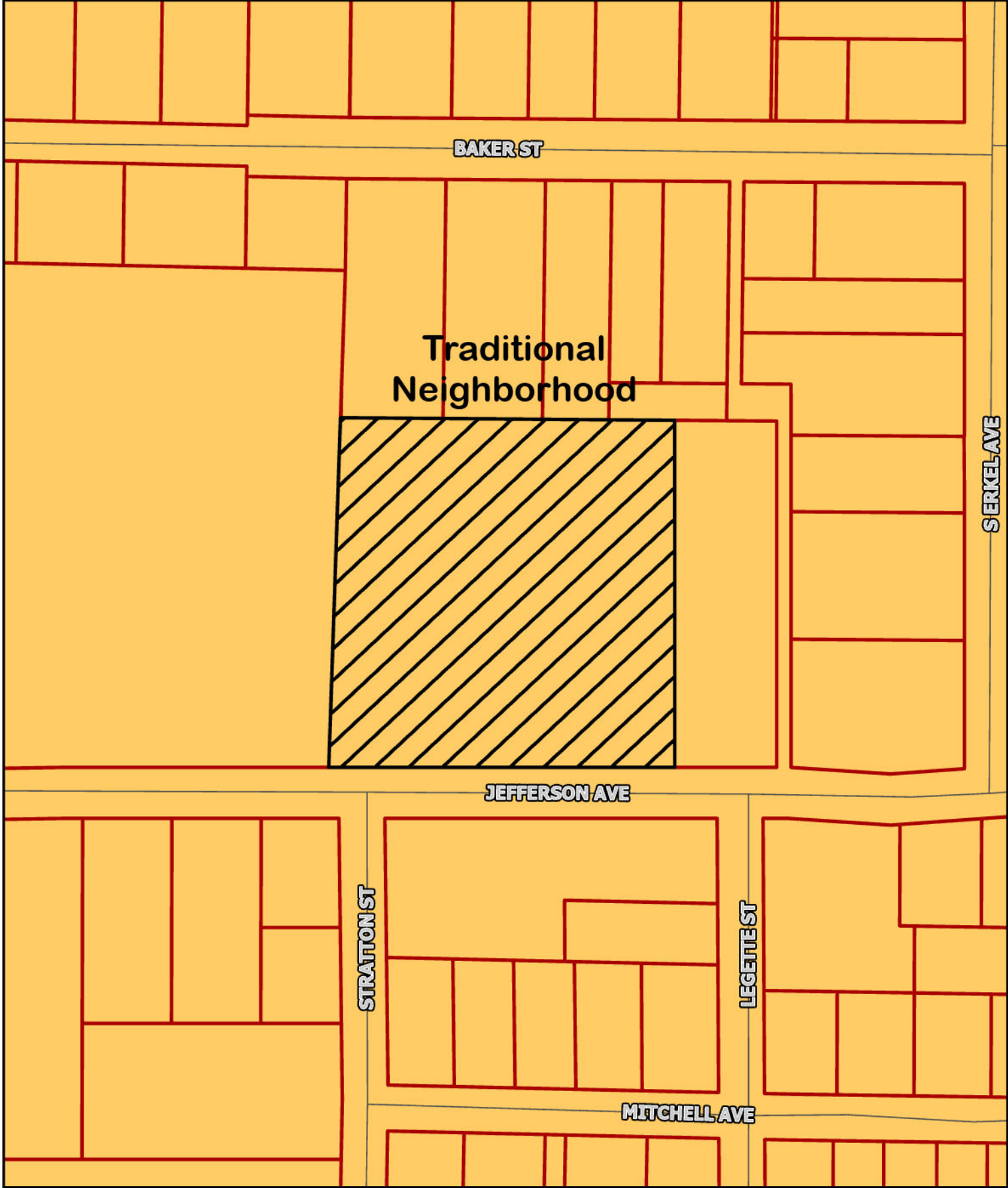
Site Location



Parcel

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Printed: 11/14/2025



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Site Location



Parcel

1 inch = 125 feet

Printed: 11/14/2025



PLANNING & CODES

ZC 25-25 Staff Report South of Beechcraft Ln & Rudeloff Rd. Zoning Change from A-R to LI

Applicant:

Lance Huber
PO Box 2634
Seguin, TX 78156

Property Owner:

Dennis Huber
PO Box 1301
Seguin, TX 78155

Property Address/Location:

South of Beechcraft Ln &
Rudeloff Rd.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
18.0490 AC.

Property ID: 52966

Lot Size/Project Area:

18.049 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:

None at the time of
publication.

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Agricultural Ranch (A-R) to Light Industrial (LI).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Undeveloped Land
N of Property	LI & PUD	Undeveloped Land/Huber Air Park
S of Property	R-2	Future Hiddenbooke Unit 4
E of Property	PUD	Huber Air Park
W of Property	R-2	Hiddenbrooke Subdivision

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Agricultural Ranch (A-R) to Light Industrial (LI). The requested zoning change is not consistent with the city's Future Land Use Plan (FLUP) or the recent development within the area. The existing Light Industrial (LI) zoning to the north was designated based on the property's uses at time of annexation in 2006. The city's current FLUP identifies this area as an area for residential growth and development and does not support light industrial use within this area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – No, light industrial use is not an appropriate use within the Suburban Residential district.

Compatible with existing and permitted uses of surrounding property – Light industrial is not compatible with existing and permitted uses in the area. There is existing LI zoning to the north, however, these properties were designated LI at the time of annexation in 2006. Residential use and development can be seen to the west and south of this property.

Adverse impact on surrounding properties or natural environment – Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

Proposed zoning follows a logical and orderly pattern – No, this area has seen a rise in residential development. Existing LI zoning was designated at the time of annexation or based off the city's previous comprehensive plan.

Other factors that impact public health, safety or welfare – None specifically identified, however uses that are permitted within LI zoning may impact the neighboring subdivision.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site contains its original zoning designation from its 2001 annexation and totals 18.049 acres. The site is vacant and undeveloped, with no structures on the property.

CODE REQUIREMENTS:

Allowed uses in LI zoning can range from Bus station and Terminal, Contractor's storage/equipment yard, Packing, assembly, and/or treatment of finished or semi-finished products from previously prepared material, and Light industrial uses defined as *"establishments engaged in the manufacturing of finished or semi-finished products or parts, including fabrication, assembly, and packaging of such products; includes warehousing, wholesaling, distribution of products, research and development activities, and high technology use, but excluding basic industrial processing. Such activities shall not emit detectable particulates, odor, smoke, gas fumes, light, vibrations or noise beyond the property lines."*

Any proposed development will require review by city staff to ensure the development meets all requirements adopted in the UDC and Technical Manual regarding traffic, drainage, setbacks, landscaping, parking, and potential access points.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Light industrial is not compatible with existing and permitted uses in the area. To the west and south of the property is the Hiddenbrooke subdivision, to the north is an undeveloped tract zoned Light Industrial (LI), and to the east is Huber Airpark zoned as Planned Unit Development (PUD).

Although there are similar zoning designations to the north of this property, it is important to note that the properties to the north were designated for LI zoning when annexed in 2006. The LI zoning designation for the properties was based on their existing use at the time of annexation.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

Potential impacts of uses that are allowed in LI zoning near existing residential zoning.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is within the Suburban Residential district of the city's Future Land Use Plan. Suburban Residential areas should consist of suburban-style single-family neighborhoods that range in housing types and densities, including detached single-family homes, duplexes, and supporting uses.

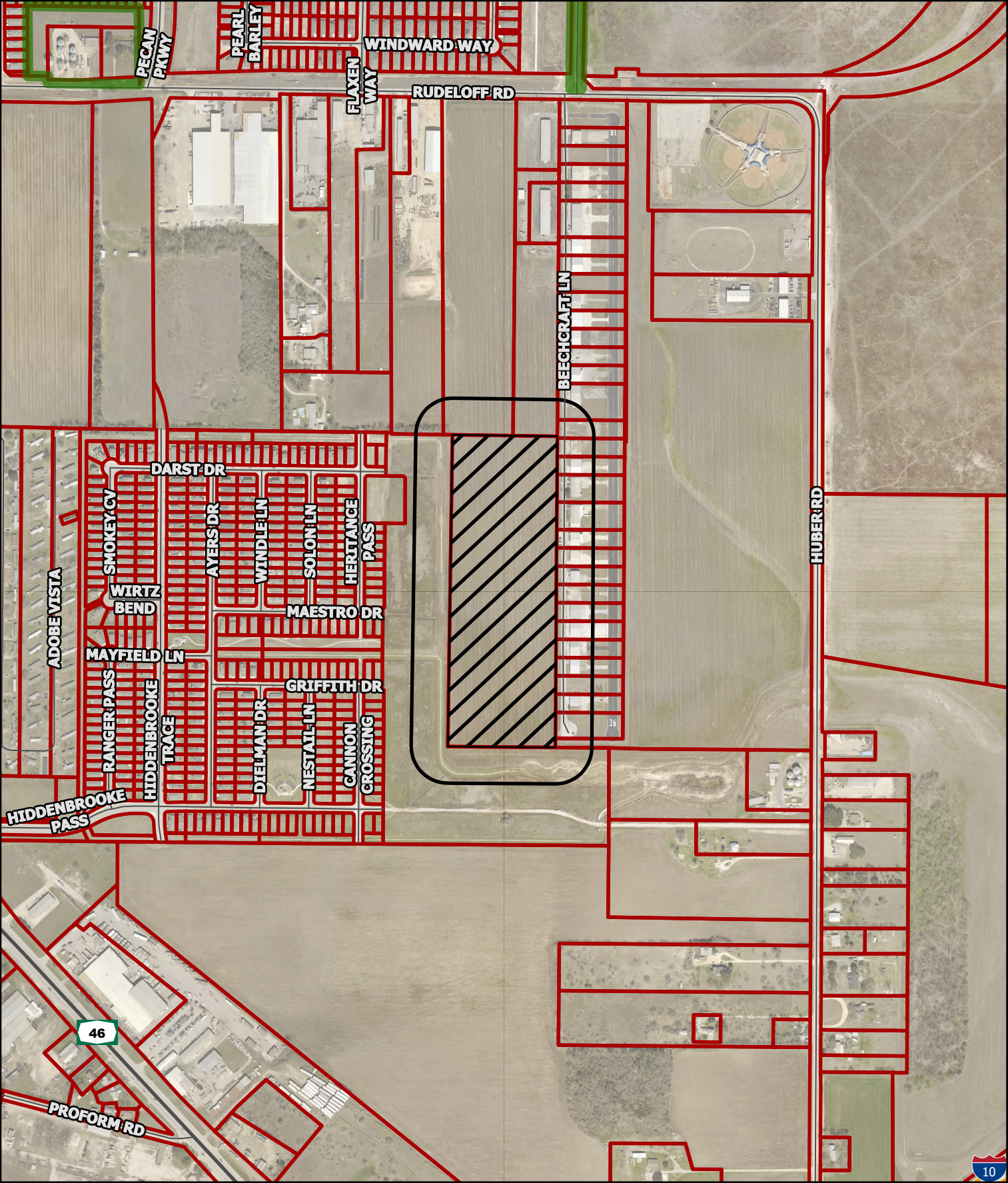
Light Industrial, Regional Commercial, and Multifamily uses are not recommended within the Suburban Residential district.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has no legal street frontage. Legal access to the site will have to be provided via plat, plat variance, or easement prior to any development occurring.

It is important to note that when Hiddenbrooke Unit 4 builds out, Griffith Dr. will be extended to the property boundary during this phase and provide legal street access to the property. Ingress and egress to the property will require passage through the Hiddenbrooke subdivision neighborhood.

LOCATION MAP



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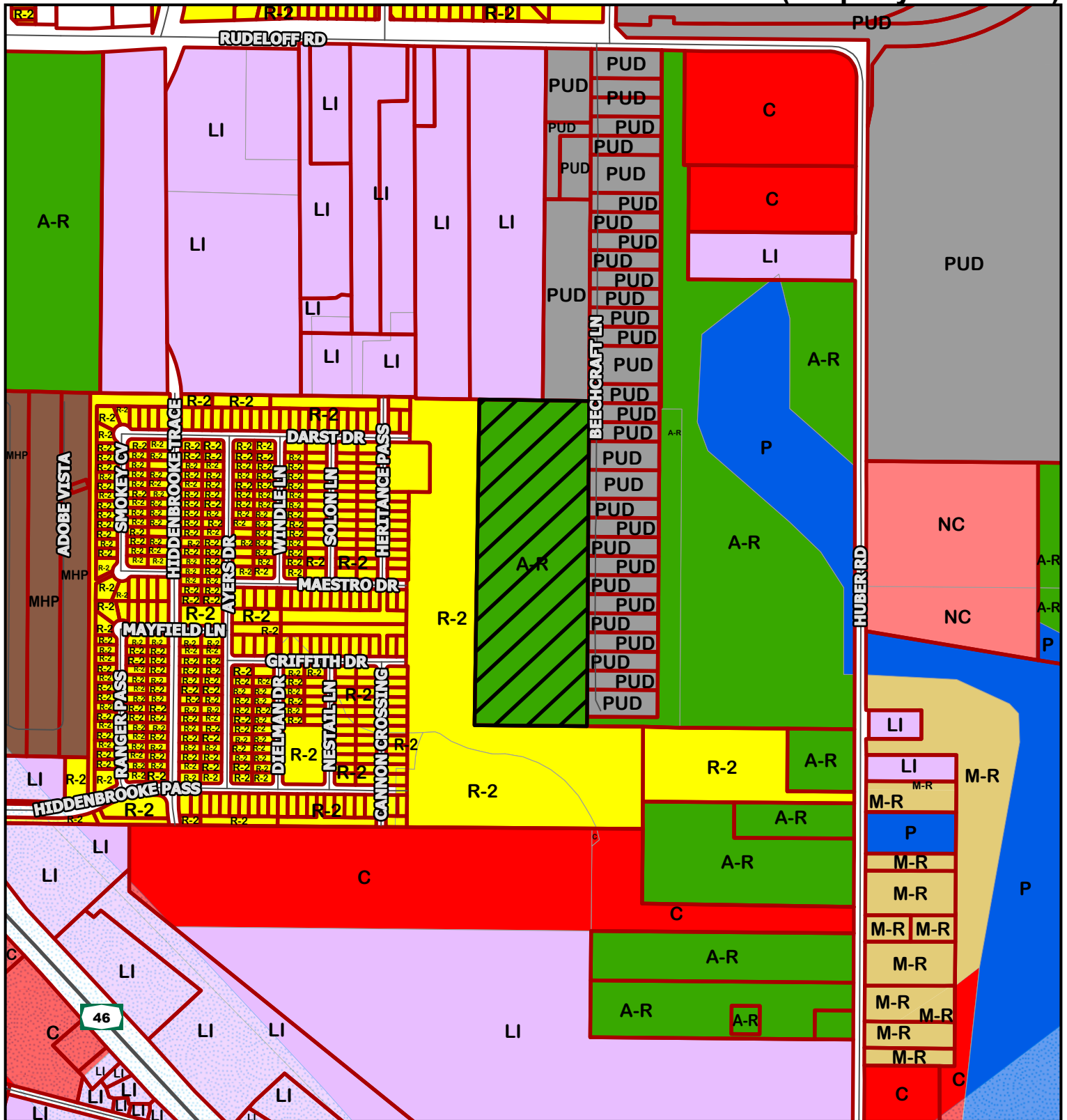
- 200' Buffer
- Parcel
- Site Location

1 inch = 700 feet

Printed: 11/18/2025

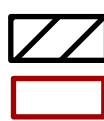
ZONING MAP

South of Beechcraft Ln & Rudeloff Rd.
(Property ID: 52966)



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| 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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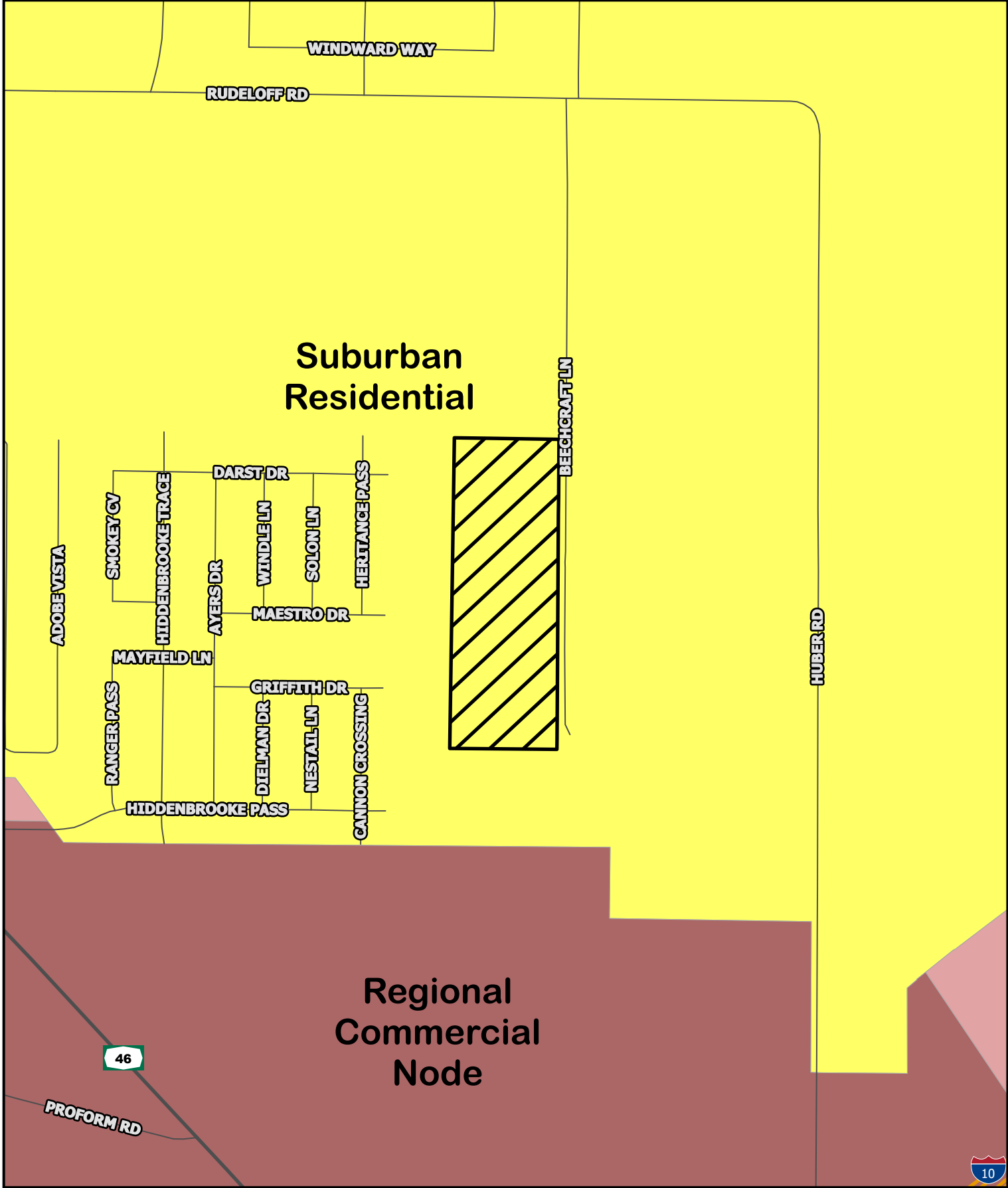
Site Location

Parcel

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Printed: 11/18/2025

FUTURE LAND USE MAP



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**Site Location**
**Parcel**

1 inch = 700 feet
Printed: 11/18/2025



PLANNING & CODES

ZC 26-25 Staff Report
919 N. Guadalupe St.
P to NC

Applicant:

Double J Property Ventures
LLC
785 Gin Spur Rd.
Seguin, TX 78155

Property Owner:

Seguin Youth Services
919 N. Guadalupe St.
Seguin, TX 78155

Property Address/Location:

919 N. Guadalupe St.
Seguin, TX 78155

Legal Description:

LOT: 3 & 4 BLK: 269 ADDN:
FARM
Property ID: 22893

Lot Size/Project Area:

0.92 Ac

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:

None at time of publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Youth Center
N of Property	R-1	Single family residential
S of Property	R-1	Single family residential
E of Property	R-1	Single family residential
W of Property	R-1	Single family residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Public (P) to Neighborhood Commercial (NC) to allow for the establishment of a dance studio at 919 N. Guadalupe St. The site is currently utilized by the Seguin Youth Services nonprofit organization; the proposed dance studio will operate within the existing building and utilize the existing parking at this location. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Traditional Residential district if it promotes walkability within the district.

Compatible with existing and permitted uses of surrounding property – Yes, this site's past use is similar in nature to what is being proposed.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.92 acre site was acquired by the Seguin Youth Services nonprofit organization in April of 2002 and zoned Public June 2002. Since then, the organization has been operating at this location. The site contains a 12,000 square foot parking area, a main building totaling 6000 square feet, and fencing to the north, east, and south of the property, effectively screening the parking area and building from the surrounding residential homes.

CODE REQUIREMENTS:

The proposed Retail/Service use at this location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). The requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers. The proposed dance studio would be classified as a Retail/Service use, which would be allowed within Neighborhood Commercial (NC) zoning. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use. These requirements include but are not limited to, landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed Neighborhood Commercial (NC) zoning allows a low-impact commercial use that is intended to serve the neighboring residence. The site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction. The sites past use operated with little to no disruption to the surrounding neighborhood throughout the years.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

COMPREHENSIVE PLAN (The Future Land Use Plan):

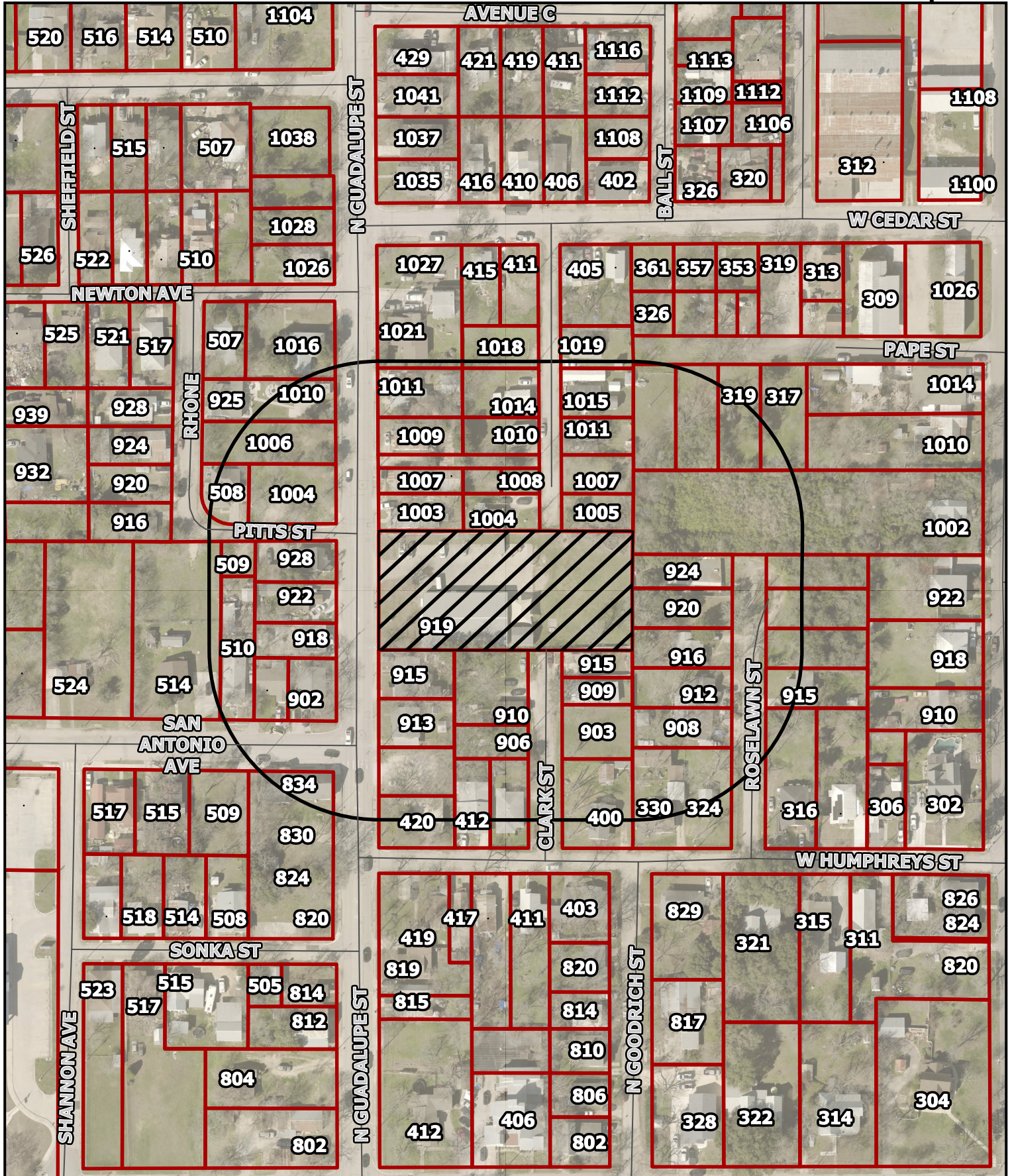
This property is located within the Traditional Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if contributing to district walkability and vehicle circulation.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed from the existing driveway off Guadalupe St.

LOCATION MAP

919 N. Guadalupe St.



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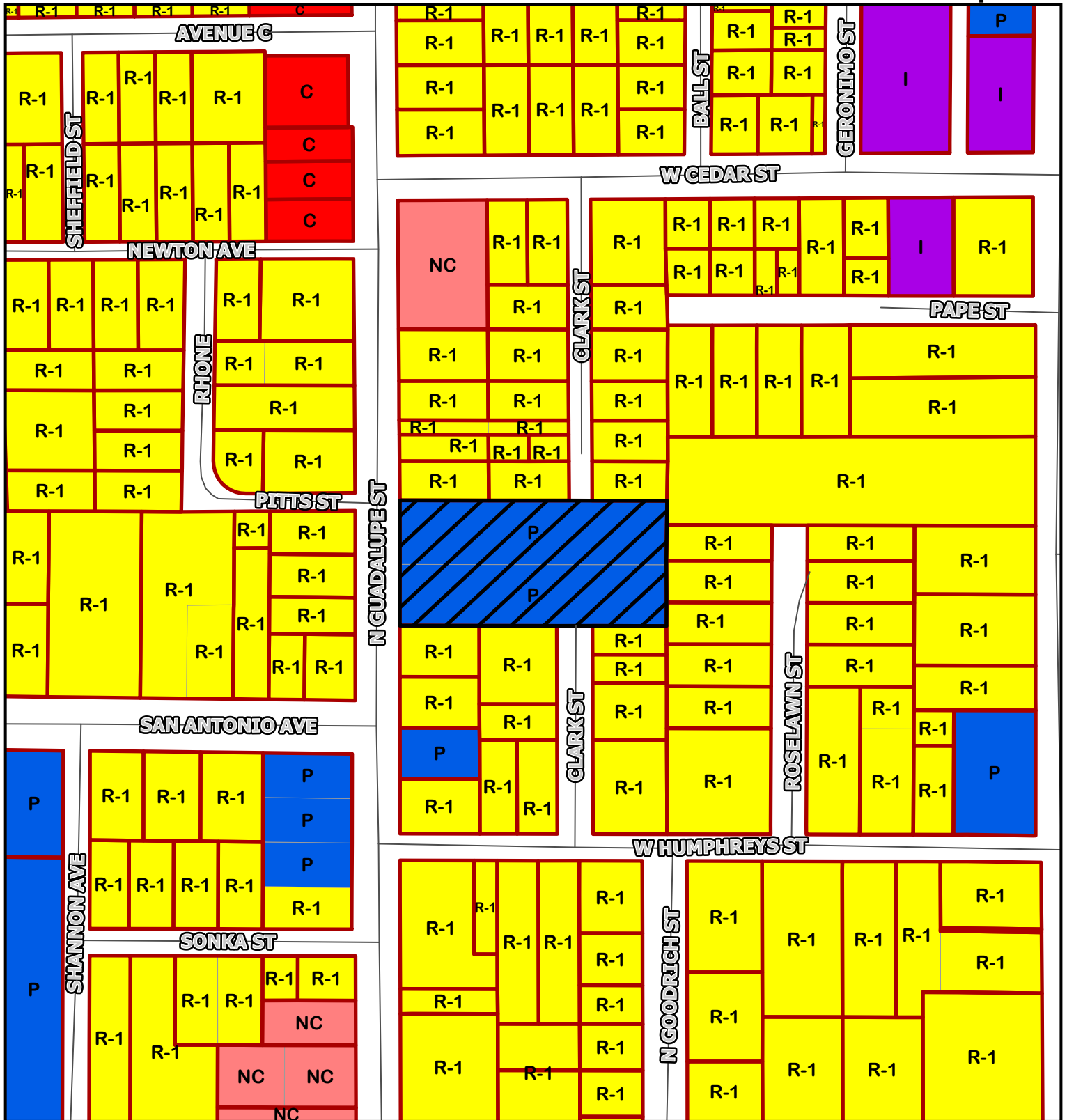
- 200' Buffer
- Parcel
- Site Location

1 inch = 150 feet

Printed: 11/17/2025

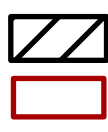
ZONING MAP

919 N. Guadalupe St.



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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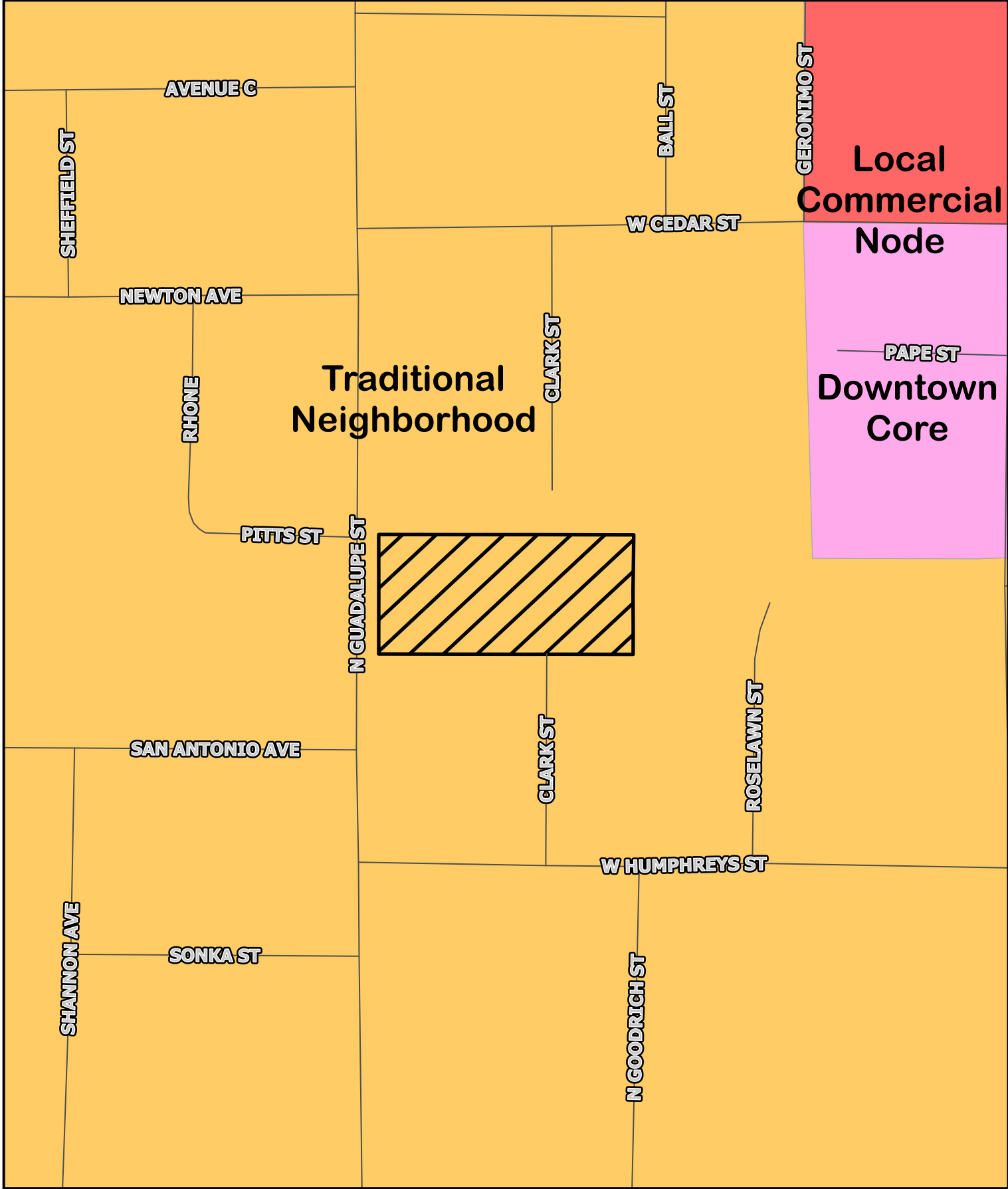


Site Location

Parcel

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**Site Location**

**Parcel**

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Printed: 11/17/2025