



PLANNING & CODES

Planning and Zoning Commission Report

ZC 20-25

A Zoning Change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Road (Property ID: 52990) was considered during a public hearing at the Planning & Zoning Commission meeting on September 9, 2025.

Assistant Director Shelly Jackson presented the staff report. She explained that the 4.630-acre tract is currently vacant, commercially zoned property with frontage along IH-10 and Friesenhahn Road.

Mrs. Jackson noted that the request would incorporate the property into the adjacent PUD located immediately west. The property was recently acquired by New Quest, who intend to integrate it into their larger development plan.

She further explained that PUD zoning would allow greater flexibility by permitting a wider mix of uses. While some uses are not typical for this area, they may be appropriate with the support of a General Land Use Plan (GLUP). Mrs. Jackson emphasized that all new developments must still comply with the higher standards of the overlay district.

In conclusion, Mrs. Jackson stated that the site lies within the Commercial Corridor district of the City's Future Land Use Plan, intended for medium to large scale commercial development along highways and major thoroughfares. She also clarified that the IH-10 frontage road is under TxDOT jurisdiction, while Friesenhahn Road is maintained as a city right-of-way.

The regular meeting recessed for a public hearing on ZC 20-25. With no public comments received, the regular meeting was reconvened for action.

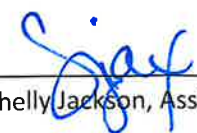
After consideration of the staff report and related information, Commissioner Pedigo moved to recommend approval of the zoning change request from Commercial (C) to Planned Unit Development (PUD) for 1819 Friesenhahn Road. Commissioner Davila seconded the motion. The vote was recorded as follows:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)

MOTION PASSED

8-0-0


Francis Serna, Planning Assistant


ATTEST: Shelly Jackson, Assistant Director



PLANNING & CODES

ZC 20-25 Staff Report
1819 Friesenhahn Rd.
C to PUD

Applicant:

A-L 97 IH 10-SH 46 LP
c/o New Quest Properties
ATTN: Legal Dept
8827 W San Houston Pkwy
N, Ste 200#
Houston, TX 77040

Property Owner:

A-L 97 IH 10-SH 46 LP
c/o New Quest Properties
ATTN: Legal Dept
8827 W San Houston Pkwy
N, Ste 200#
Houston, TX 77040

Property Address/Location:

1819 Friesenhahn Rd
Seguin, Texas 78155

Legal Description:

ABS: 11 SUR: J D Clements
4.630 AC.
Property ID: 52990

Lot Size/Project Area:

4.630 acres

Future Land Use Plan:

Commercial Corridor

Notifications:

Mailed: August 28, 2025
Newspaper: August 24, 2025

Comments Received:

None at time of printing

Staff Review:

Shelly Jackson
Assistant Director

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) to Planned Unit Development (PUD).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant
N of Property	C	Parks Engine Service & Waste Management
S of Property	I	Caterpillar Inc
E of Property	Road	Friesenhahn Rd connection to IH-10 access
W of Property	PUD	New Quest

SUMMARY OF STAFF ANALYSIS:

The applicant requests a zoning change from Commercial (C) to Planned Unit Development (PUD) to incorporate the subject property into the existing PUD located immediately west. The property was recently acquired by New Quest, who intend to include it within their overall development. The change would support a proposed mixed-use project originally approved in 2009.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The proposed commercial uses along the IH-10 frontage road are consistent with the Commercial Corridor district.

Compatible with existing and permitted uses of surrounding property – The subject site is in an undeveloped area of the city. Commercial development along the IH-10 frontage road is compatible with adjacent and surrounding land uses.

Adverse impact on surrounding properties or natural environment – A development of this size will increase traffic. Access will be provided from Friesenhahn Road, FM 78, and the IH-10 frontage road. Additional traffic analysis and improvements will be addressed during the development process.

Proposed zoning follows a logical and orderly pattern – Commercial development adjacent to a major thoroughfare follows a logical and orderly development pattern.

Other factors that impact public health, safety, or welfare – None identified at this time.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

This vacant 4.630-acre tract was annexed and zoned commercial into the City of Seguin in 1999.

CODE REQUIREMENTS:

The current zoning allows for commercial use only, while the proposed PUD zoning would allow for a wider range of mixed uses. A zoning change to PUD would allow for land uses that are not typically found in this area but could be considered appropriate with the approval of a General Land Use Plan (GLUP). The GLUP will serve as the guiding document for development of the site and is designed to creatively complement the proposed use while ensuring there is no adverse impact on neighboring properties.

All new developments must meet overlay district standards, which exceed minimum code requirements. Approved building materials include masonry, wood, brick, siding, and glass. Unfinished concrete block or metal surfaces cannot face public rights-of-way and must be screened if on the side or rear facades.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is surrounded by commercial, industrial, and PUD zoning. Incorporating this property into the adjacent PUD to the west would ensure consistency and compatibility with surrounding land uses and zoning designations.

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

No health, safety or general welfare issues have been identified for this site.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This site lies within the Commercial Corridor district of the City's Future Land Use Plan, intended for medium- to large-scale commercial development along highways and major thoroughfares. These areas should attract vehicle traffic, buffer nearby neighborhoods, and maintain visibility from major roads. Development should meet enhanced standards, including landscaping and façade treatments, to ensure high-quality design.

TRAFFIC (STREET FRONTAGE & ACCESS):

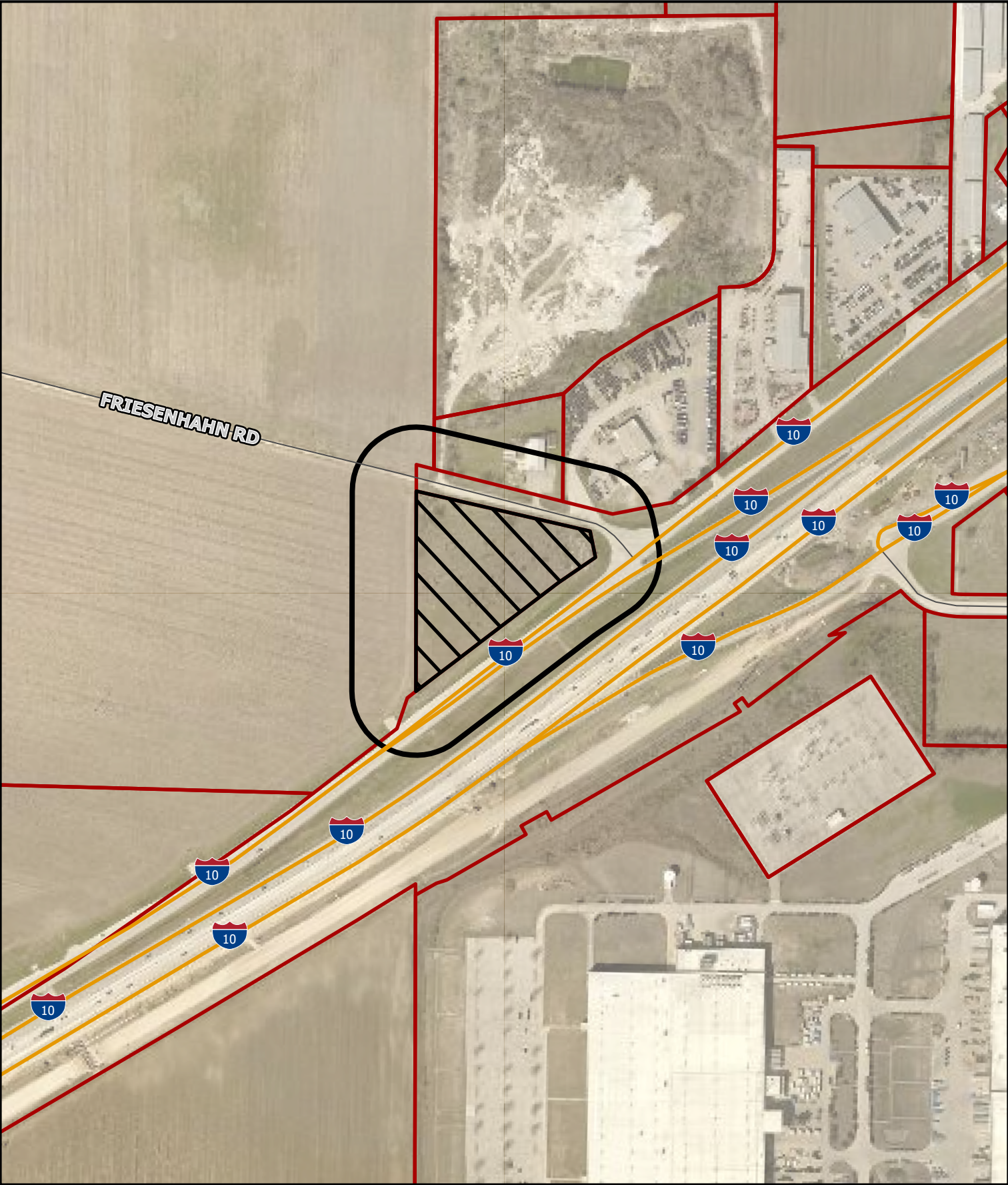
The property has frontage on the IH-10 frontage road as well as Friesenhahn Road. The IH-10 frontage road is under TxDOT jurisdiction, while Friesenhahn Road is maintained as a city right-of-way. Any proposed access onto Friesenhahn Road will be required to meet all applicable City standards and regulations.

GENERAL LAND USE PLAN (GLUP):

This property is proposed to be incorporated into GLUP 01-25 New Quest, which is scheduled for consideration later on this agenda.

LOCATION MAP

ZC 20-25 1819 Friesenhahn Rd



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.

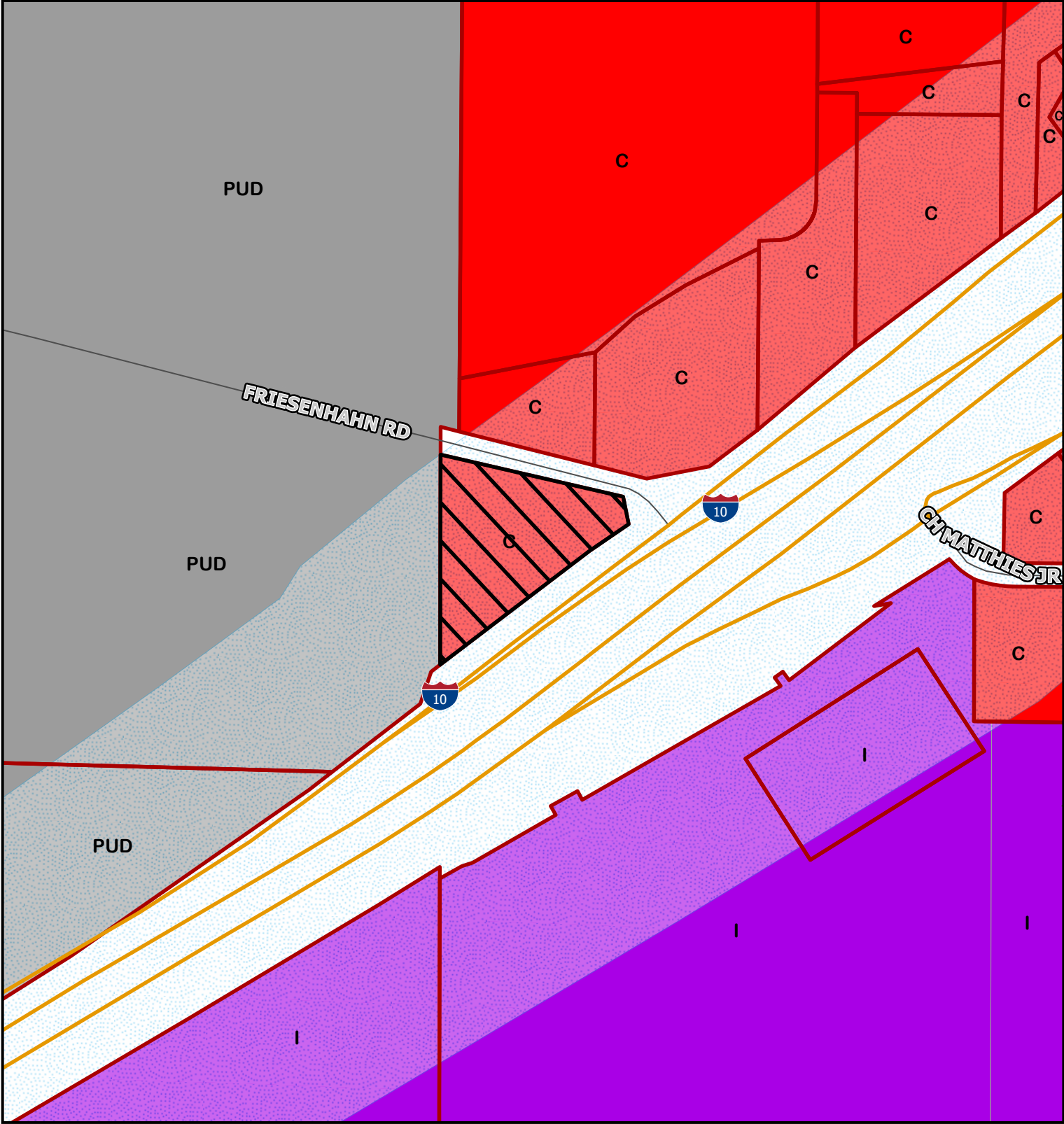


Site Location
200' Buffer
Parcel

1 inch = 400 feet
Printed: 8/7/2025

ZONING MAP

ZC 20-25 1819 Friesenhahn Rd



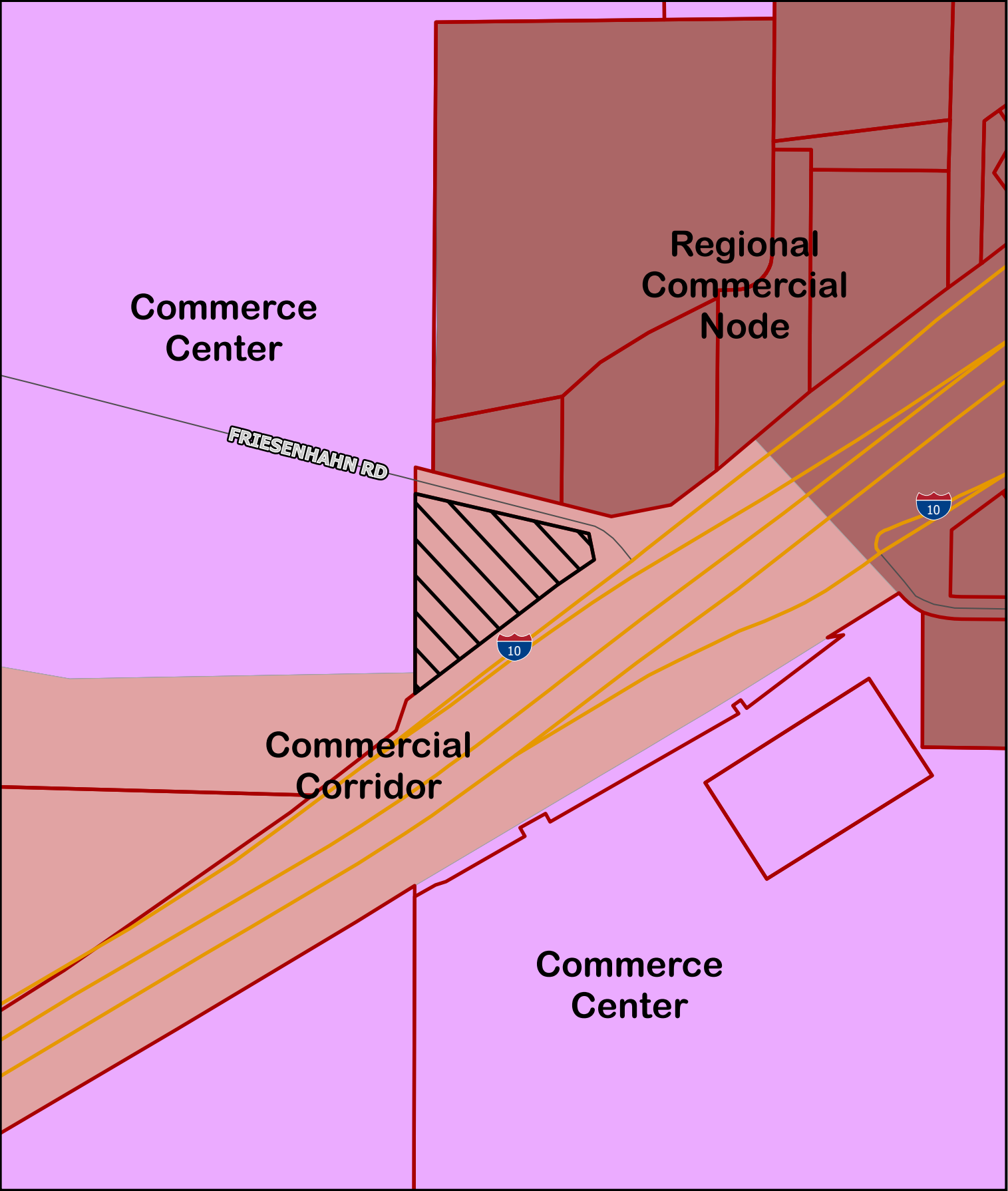
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex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

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