

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 20-25 (1819 Friesenhahn Rd)**
Zoning Change from C to PUD
Date: September 23, 2025

Background

The City of Seguin received a zoning change request for a 4.630-acre tract of land located at 1819 Friesenhahn Rd. The undeveloped property is currently zoned C (Commercial). The tract was recently acquired by New Quest, who intends to include it within their overall PUD development. The adjacent acreage slated for development was rezoned to PUD in 2009. The applicant has requested a zoning change to Planned Unit Development (PUD) to include this tract with their proposed development. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor district of the Future Land Use Plan, which is intended for medium- to large-scale commercial development along highways and major thoroughfares.
- The property 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.
- The property has frontage on the IH-10 frontage road as well as Friesenhahn Rd.

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 September 9, 2025. Following a public hearing the Commission voted 8-0-0 to recommend approval of the zoning change request to Planned Unit Development (PUD).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 20-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance