



## PLANNING & CODES

GLUP 01-25 Staff Report  
IH-10 & FM 78  
(New Quest Properties)

**Applicant:**

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

**Property Address/Location:**

Corner of IH-10 and  
Friesenhahn Rd

**Legal Description:**

Property Ids- 128174,  
128175, 128176, 129007,  
136699, 53238, 53239, &  
52990 (See Map)

**Lot Size/Project Area:**

Approx. 547 acres

**Future Land Use Plan:**

Commercial Corridor  
Commerce Center  
Suburban Residential

**Notifications:**

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

**Staff Review:**

Pamela Centeno  
Director of Planning & Codes

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- GLUP Narrative
- GLUP Map Exhibit

**REQUEST:**

A request for a General Land Use Plan (GLUP) for the properties located at the intersection of IH-10 and Friesenhahn Rd.

**ZONING AND LAND USE:**

	Zoning	Land Use
Subject Property	PUD	Vacant / Ag
N of Property	C, A-R, LI, & R-2	TxDOT, Xerxes Corp, Future Residential
S of Property	C, LI & I	Caterpillar Inc., Proposed Light Industrial development, Road Ranger Truck Stop
E of Property	C	Progressive Waste Solutions, Kubota, Ford
W of Property	A-R & M-R	Large-lot Residential, Ag land

**SUMMARY OF STAFF ANALYSIS:**

The proposed Seguin Town Center, a mixed-used development by New Quest, is located at the corner of IH-10 West and FM 78. The combined acreage of the properties is approximately 547 acres. The properties were rezoned to Planned Unit Development (PUD) in 2009, but the General Land Use Plan (GLUP) approved for the development has expired. The zoning for the PUD remains, but a new GLUP is required to proceed with development.

The developer has purchased an additional tract at the corner of Friesenhahn Rd and IH-10, which is going through the rezoning process concurrently with this request for a new General Land Use Plan for the development.

The GLUP narrative and map exhibit propose modifications to the land use regulations and site development standards as adopted in the UDC. Only those modifications specified in the accompanying GLUP documents, as approved by City Council, shall vary from the standard regulations. All other local and state regulations not modified in the GLUP shall apply to the development of the site.

## PLANNING DEPARTMENT ANALYSIS

### SITE DESCRIPTION:

The site is comprised of eight parcels of undeveloped land with frontage along IH-10 West and FM 78. The total area of the proposed development is approximately 547 acres.

### CODE REQUIREMENTS:

The Planned Unit Development (PUD) zoning for seven of the eight parcels was approved for this site in 2009, but the General Land Use Plan (GLUP) has since expired. The zoning from Commercial to PUD for the eighth parcel at the corner of IH-10 and Friesenhahn Rd is on the agenda for consideration concurrently with this request.

A GLUP shall be approved by City Council prior to the development of a Planned Unit Development. The GLUP identifies the proposed modifications to the land use and site development regulations as adopted in the Unified Development Code (UDC). The GLUP also identifies additional design standards that will elevate and enhance the PUD development. The intent of a PUD is to create a higher quality project design than can be obtained through the standard zoning districts and site development standards.

### COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

**North-** The areas to the north of the PUD site, and north of FM 78, are zoned C, A-R, LI, and R-2. The existing land uses are commercial and light industrial. A proposed residential subdivision to the north is currently going through the development process.

**West-** The areas to the west of the PUD site are zoned A-R and M-R. The existing land uses are agricultural and residential. The area zoned M-R consists of large residential lots with site-built homes and manufactured homes.

**East-** The areas to the east of the PUD site are zoned C, with existing commercial lots as well as vacant, undeveloped lots.

**South-** The areas to the south of the PUD site, and south of IH-10 are zoned C, LI, and I. The Caterpillar manufacturing plant is located in this area, along with a large vacant tract currently in the development stages for a light industrial development. A Road Ranger truck stop is located at the intersection of IH-10 and FM 464.

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

There is an area of trees on the site where the proposed stormwater detention facilities are proposed. The protected trees that are removed will be mitigated with new trees planted throughout the site as development occurs.

### COMPREHENSIVE PLAN (The Future Land Use Plan):

This site lies within three Future Land Use Plan districts- Commercial Corridor, Commerce Center, and Suburban Residential.

- The **Commercial Corridor** district, fronting along IH-10, recommends high-quality commercial development. The Commerce Center district recommends large commercial and light industrial employers with indoor operations.
- The **Commerce Center** recommends high-quality business park-style developments that create a positive impression of Seguin along key entry corridors.
- The **Suburban Residential** district recommends single-family and duplex neighborhoods with supporting uses.

Much of the area that lies within in the Suburban Residential district is proposed for the stormwater detention facilities for the development. Light industrial uses are only recommended in the Commerce Center and Commercial Corridor. However, while a portion of the area within the Suburban Residential district is proposed for light industrial, commercial, and/or multi-family land uses, the area will be isolated from the existing residential development to the west due to the area proposed for stormwater detention facilities.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property has frontage on the IH-10 frontage road as well as FM 78, both are TxDOT roadways. The GLUP proposes new roads within the development to provide access throughout the site. In addition, multiple driveways were constructed along IH-10 after the previous GLUP was approved. The existing driveways along IH-10 are regulated by TxDOT, as are any new driveways or roads that connect to FM 78. Internal driveways along future City streets will be regulated by the City of Seguin.

### **GENERAL LAND USE PLAN (GLUP) DETAILS:**

**Proposed Land Uses:** The GLUP proposes a mix of land uses throughout the site. The GLUP map exhibit separates the PUD development into five areas of development:

**Area A-** This area is approximately 145 acres and is located south of FM 78 and directly adjacent to the M-R residential neighborhood to the west. Area A, as proposed, allows light industrial, commercial, and multi-family land uses. Light industrial uses directly adjacent to single-family uses will have a 25' landscape buffer and a 50' building setback from the property line.

**Area B-** This area is approximately 100 acres and is located south of FM 78 and directly adjacent to the commercial developments at the intersection of IH-10 and SH 46. Area B, as proposed, allows light industrial, commercial, and multi-family land uses.

**Area C-** This area is approximately 50 acres and is located along the IH-10 frontage near the existing Friesenhahn Rd. Area C, as proposed, is reserved solely for commercial land uses.

**Area D-** This area is approximately 150 acres and is located along the IH-10 frontage and directly adjacent to the undeveloped agricultural tracts west of the site. Area D, as proposed, allows light industrial, commercial, multi-family, and public land uses.

**Area E-** This area is approximately 100 acres and is reserved solely for the stormwater detention facilities for the site.

*The remaining 5 acres are reserved by the owner for a potential future drill site as feasible.*

**Total Developable Area: 450 acres**

**Area C: Commercial (11%)**

**Area A, B, & D: Light Industrial, Multi-Family, or Commercial (88%)**

**Area F: Potential Drill Site (1%)**

**Commercial & Light Industrial land uses:** The GLUP lists specific commercial and light industrial uses that are allowed within the development as well as some prohibited light industrial uses.

**Multi-family land uses:** The GLUP proposes no maximum densities, but off-street parking in accordance with the UDC regulations and buffers from adjacent single-family developments shall be required. In addition, no more than 25 contiguous acres of land shall be developed for multi-family land uses.

**Landscaping:** Landscaping throughout the site shall be required in accordance with the UDC as the site develops.

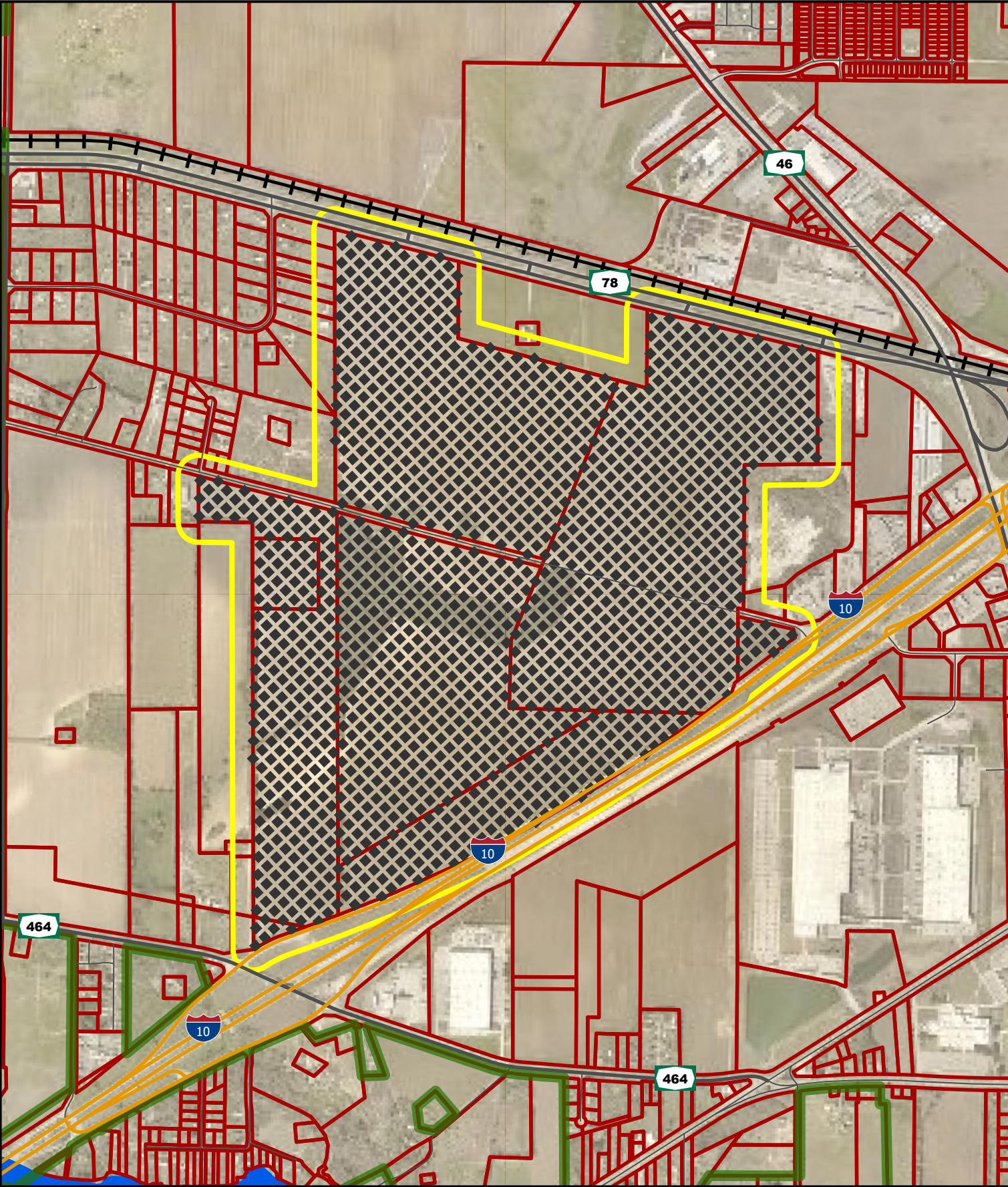
**Tree Mitigation:** A tree survey shall be submitted to the City of Seguin. Mitigation shall be in the form of new trees planted throughout the site.

**Off-Street Parking:** In the commercial areas, off-street parking shall be provided at a ratio of 1 space per 250 sq ft of building area, with shared parking throughout the parking lots. Off-street parking in the other proposed land uses shall be provided in accordance with the adopted UDC.

**Signage:** While the site will include multiple lots throughout the development, all signs throughout the PUD development shall be deemed as on-premise signage as long as the business being advertised is located within the PUD development. Off-premise signs (billboards) shall be deemed as signs for businesses that are not located within the PUD development. Per the proposed GLUP, off-premise signs will not be allowed on the site.

**Expiration of GLUP:** The standard expiration of a GLUP, as adopted in the UDC, is two years. The proposed expiration of the GLUP for this PUD development is five years from the date of the approval of the GLUP, if no construction has commenced.





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

1 inch = 1,250 feet  
Printed: 8/18/2025

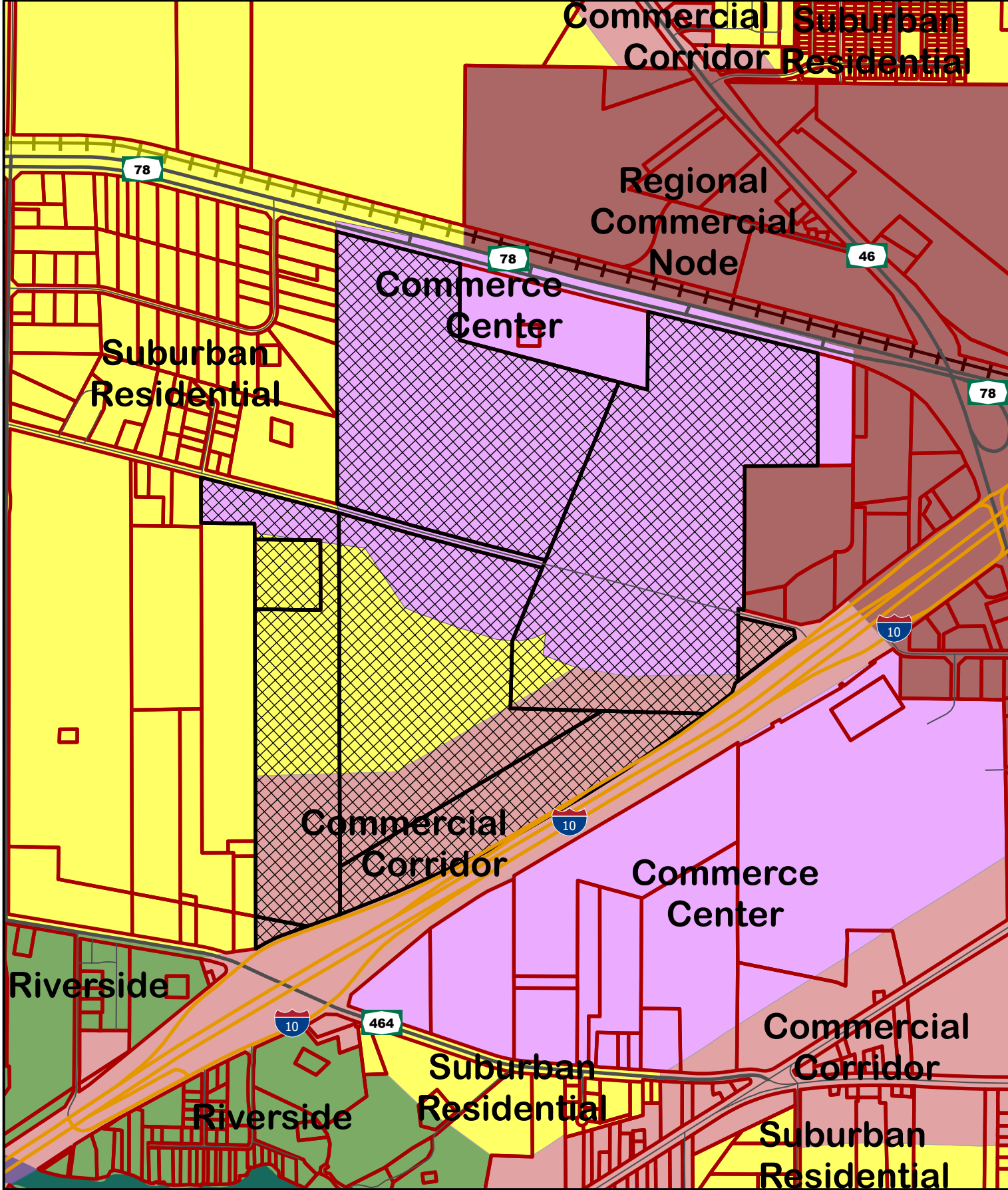


## GLUP 01-25 W. IH-10 and F.M. 78



FUTURE LAND USE MAP

GLUP 01-25 W. IH-10 and F.M. 78



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Site Location



Parcel

1 inch = 1,250 feet

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