

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: **GLUP 01-25**
General Land Use Plan for New Quest development at IH-10 & FM 78
Date: September 25, 2025

Background

The proposed Seguin Town Center, a mixed-used development by New Quest, is located in the area 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) previously approved for the development has expired. The developer has submitted a new General Land Use Plan for the proposed development. The GLUP proposes modification to the land use regulations, site development standards, and sign regulations 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.

Action Requested

Staff is requesting action on the applicant's request for a General Land Use Plan (GLUP) for the Planned Unit Development at IH-10 and FM 78, more commonly known as the New Quest development.

Recommendation

Staff presented the GLUP 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 General Land Use Plan with the condition that there be no light industrial within 1,000 feet of IH-10 in Area D.

Attachments

- Final Report of the Planning & Zoning Commission
- GLUP 01-25 Staff Report
- Draft Resolution adopting GLUP 01-25
- GLUP Documents, including the narrative, land use map, and exhibits A & B
- Location Map