



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

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Tuesday, September 9, 2025

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-525](#)

Approval of the Planning and Zoning Commission Minutes of the August 12, 2025 Regular Meeting.

**Attachments:** [08.12.25 PZ Mins draft](#)

4. **Public Hearing and Action Items**

- a. [AVAR080425](#) Public hearing and possible action for a variance to the distance requirements for businesses selling alcoholic beverages near a church, school (public or private), or public hospital has been requested by Binod Kharel for the property located at the 800 block of E Kingsbury Street, property ID: 22400, AVAR080425

**Attachments:** [AVAR080425 Staff Report and Maps](#)

- b. [VAR 05-25](#) Public hearing and possible action on a request for a variance to Chapter 6 Sign Requirements, Section 6.5.5 Monument Signs: Single-Tenant, Height Requirements, for a property located at 5698 State Hwy 123 N, Property ID: 190760, (VAR 05-25).

**Attachments:** [VAR 05-25 Staff Report & Maps](#)

[NHS Site Pictures and Location](#)

- c. [ZC 19-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Zero Lot Line (ZL) for property located at the 700 Block of Jefferson Ave., property ID: 108755, ZC 19-25

**Attachments:** [ZC 19-25 Staff Report & Maps](#)

- d. [ZC 20-25](#) Public hearing and possible action on a zoning change request from Commercial (C) to Planned Unit Development (PUD) for property located at 1819 Friesenhahn Rd., Property ID: 52990, (ZC 20-25).  
**Attachments:** [ZC 20-25 Staff Report & Maps](#)
- e. [25-528](#) Public Hearing and possible action on amendments to the City of Seguin's Unified Development code (UDC) Section 3.2.18 Planned Unit Development (PUD) to modify the requirements and allowances of General Land Use Plans (GLUP) in PUD Districts.  
**Attachments:** [PZ Memo UDC Amendments PUD Sept2025](#)  
[Proposed Amendments to Section 3.2.18](#)
- f. [GLUP 01-25](#) Public Hearing and possible action for a General Land Use Plan (GLUP) for the Planned Unit Development (PUD) located at W. IH-10 and F.M. 78, Property IDs: 53239, 53238, 52990, 136699, 128176, 129007, 128175, and 128174, (GLUP 01-25)  
**Attachments:** [GLUP 01 25 Staff Report](#)  
[GLUP Narrative](#)  
[GLUP ExhibitA](#)  
[GLUP ExhibitB](#)  
[GLUP Map Exhibit](#)

## 5. **Adjournment**

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 September, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

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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

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Tuesday, August 12, 2025

5:30 PM

Council Chambers

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Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on August 12, 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, Joseph Pedigo, Yesenia Rizo, and Pete Silvius

**Absent:** 2 - Kelly Schievelbein, and Wayne Windle

3. Approval of Minutes

[25-463](#)

Approval of the Planning and Zoning Commission Minutes of the July 8, 2025 Regular Meeting.

**A motion was made by Vice Chair Davila, seconded by Commissioner Rizo, that the July 8, 2025 Planning and Zoning Commission Meeting Minutes be approved. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

4. Consent Agenda

[PC 1024\\_0075](#)

Possible Action on a request for a plat variance for a Re-Plat for Alfinez Subdivision, Property ID 13690 (PC1024-0075)

*Melissa Zwicke gave a brief overview of the request.*

**A motion was made by Commission Pedigo, seconded by Commissioner Hernandez, that the Consent Agenda be approved. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

5. Public Hearing and Action Items

[ZC 18-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) to Public (P) for the property located at the 15000 block of FM 725, Property ID: 58175, (ZC 18-25)

*Kyle Warren presented the staff report. He stated that the applicant is requesting a zone change to Public zoning in order to come back to the Planning and Zoning Commission for a Specific Use Permit for a proposed water tower on a 1.09-acre portion of a 173.105-acre lot. The property is surrounded by Single-family Residential, Commercial, and Ag Ranch zoning types and uses. Mr. Warren stated that the request is consistent with the Future Land Use Plan, as the proposed water tower is a need for single family residences. The zoning follows a logical and orderly pattern with Public acting as a transition zoning type from Commercial and Agricultural Ranch to Single Family Residential. Staff advised that no letters in favor or against were received. An adjacent property owner called stating they are in support of the request*

*Commissioner Jones asked if the project considered any right of way dedication for FM 725 once the property was platted. His concern was that the lot was not going to have the required 1-acre space for a water tower by state law.*

*Mr. Warren stated he was not sure of the dedication requirement of FM 725. He advised the Commission that the applicant was available to answer questions.*

*The regular meeting recessed, and a public hearing was held. The applicant, Jose Lozano stated that the .09 acres out of the 1.09 acres being requested for the zone change would be for right of way dedication once the property was platted. There being no responses from the public the regular meeting reconvened for action.*

**A motion was made by Vice Chair Davila, seconded by Commissioner Pedigo, that the zoning change from Single Family 2 (R-2) to Public (P) be recommended for approval. The motion carried by the following vote:**

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Rizo, and Silvius

## **6. Adjournment**

**There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 5:44 p.m.**

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**Patrick Felty, Chair**  
**Planning & Zoning Commission**

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**Francis Serna**  
**Recording Secretary**





## PLANNING & CODES

## AVAR 08-04-25 Staff Report 800 Blk of E. Kingsbury St. Variance - Alcohol

### Applicant:

Binod Kharel  
6010 Serene Fleming Trace  
Rd  
Austin, TX 78728

### Property Owner(s):

George & Amy Lynn Lieck  
223 Bamberger Ave  
New Braunfels, TX 78123

### Property Address/Location:

800 Blk E. Kingsbury St.

### Legal Description:

LOT: F; E 80' OF E, PT OF G  
BLK: 11 ADDN: FARM 1.7600  
AC.  
Property ID: 22400

### Lot Size/Project Area:

1.76 acres

### Future Land Use Plan:

Traditional Residential

### Notifications:

Mailed: Sep 26, 2024  
Published: Sept 22, 2024

### Comments Received:

None at publication

### Staff Review:

Kyle Warren  
Planner

### Attachments:

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A variance for onsite consumption of alcohol for a grocery store.

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	C	Vacant
<b>N of Property</b>	R-1	Existing Residential
<b>S of Property</b>	C	Place of Worship
<b>E of Property</b>	C	Gas Station
<b>W of Property</b>	C	The Brick (restaurant)

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a variance for onsite package sale of alcohol, after having a previous TABC permit declined for the requested location. The variance is needed as the business is located within 300 feet of two churches, New Birth Pentecostal Apostolic Assembly (735 E. Kingsbury), and United Pentecostal Church Seguin (842 E. Pine) and a school, Weinert Elementary (1111 N. Bruns). The proposed business is a grocery store, which is eligible for a variance pending the approval of the Planning and Zoning Commission. A similar variance was granted in October of 2024 for 736 E Kingsbury Street, The Brick, (across from the Bruns Street side of the property in question) for on-site alcohol consumption. Staff are recommending approval with the condition that the permit is limited to the use of a grocery store.

### Planning Department Recommendation:

	Approve as submitted
<b>X</b>	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION:**

The site is a vacant 1.76-acre commercial property. There recently was a TABC permit submitted for the location as a potential property buyer wanted to know if a grocery store that sold alcoholic products was viable there.

### **CODE REQUIREMENTS:**

A business that sells alcoholic beverages is eligible to apply for a variance from the distance requirements set forth in [section 6-2](#) of the Seguin Code of Ordinances if the business is not a bar, tavern, nightclub, restaurant, or similar business that derives 51 percent or more of its income from the sale of alcoholic beverages for on-premise consumption.

### **COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

The property is located along a major thoroughfare in the City. There are commercial uses along E Kingsbury, from other restaurants to hotels to retail/services businesses. Behind these commercial uses are residential neighborhoods, which is characteristic of Kingsbury St (both East and West).

### **COMPREHENSIVE PLAN:**

The site is in the Traditional Residential district of the City's Future Land Use Plan (FLUP). The FLUP recommends that neighborhood-scaled commercial services be located along the major thoroughfares to support a walkable, mixed-use environment.

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

It has not been determined that the site is of historical, cultural, or environmental significance.

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

The site is accessed from E Kingsbury St., Bruns St., and Heideke St.

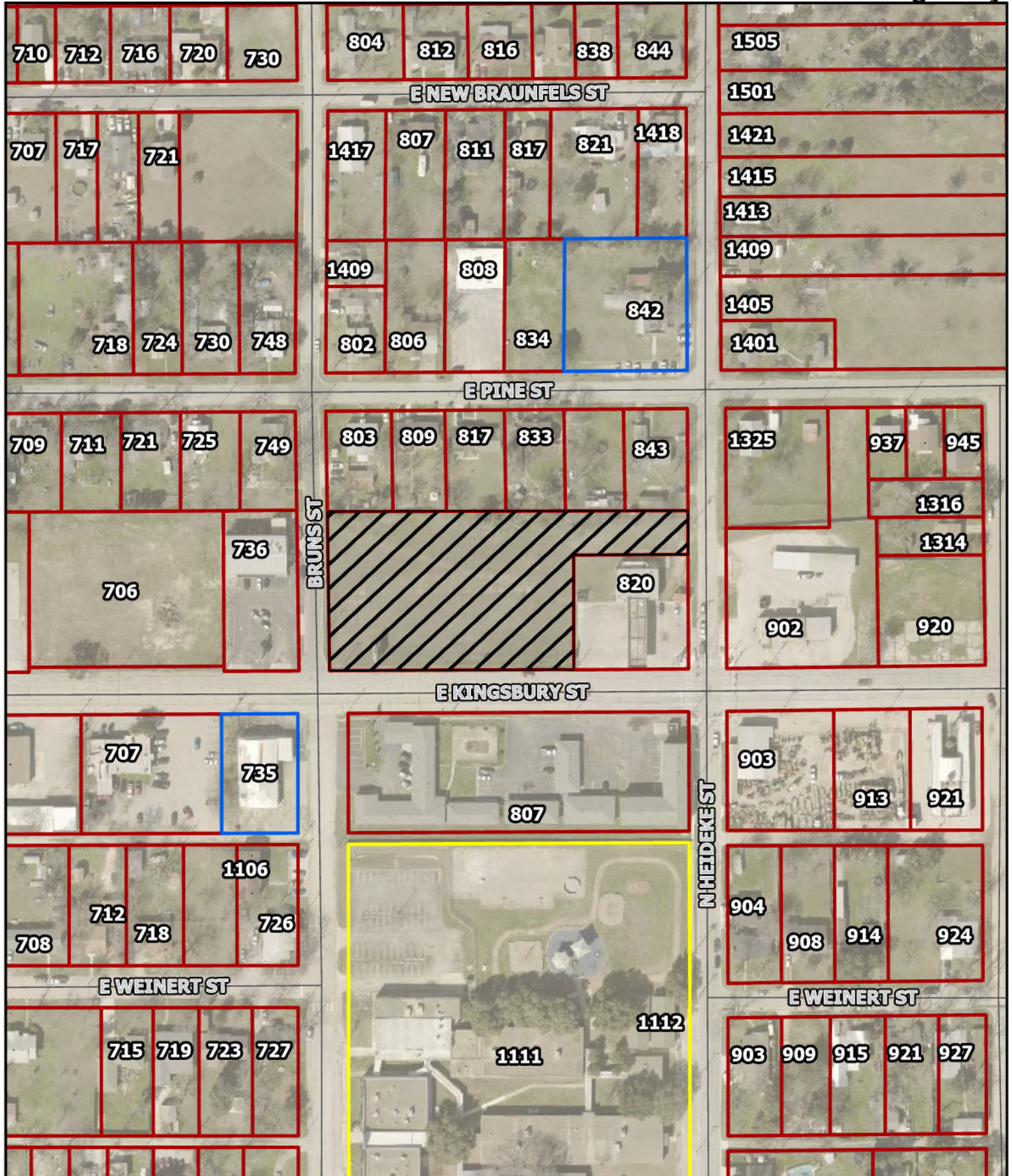
### **OTHER CONSIDERATIONS:**

The Planning Commission may also impose additional conditions to this variance request if they see fit.



# LOCATION MAP

AVAR 080425: 800 Blk of E Kingsbury



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- Place of Worship
- Schools
- Site Location

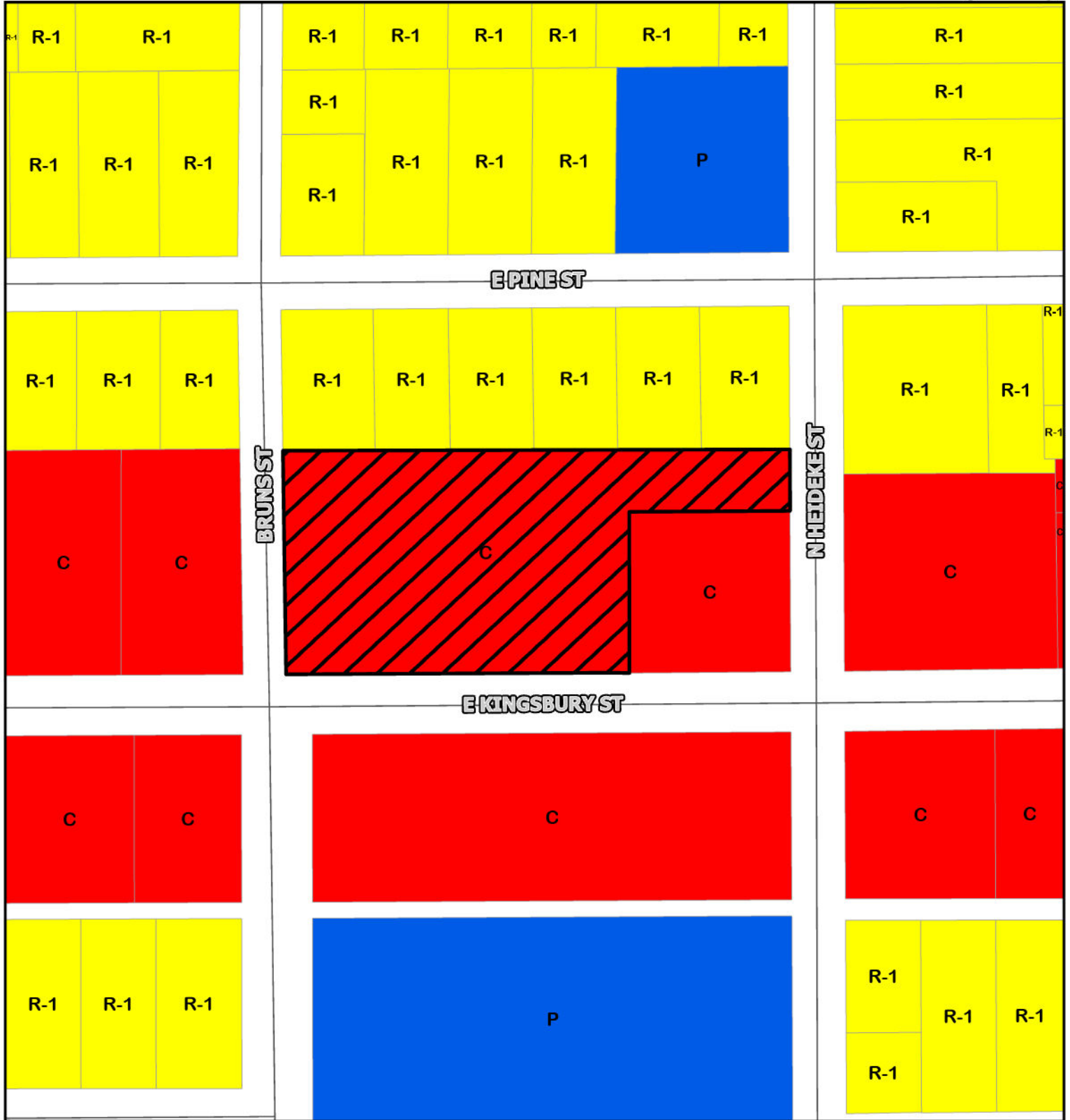
1 inch = 167 feet

Printed: 8/20/2025



# ZONING MAP

AVAR 080425: 800 Blk of E Kingsbury



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	

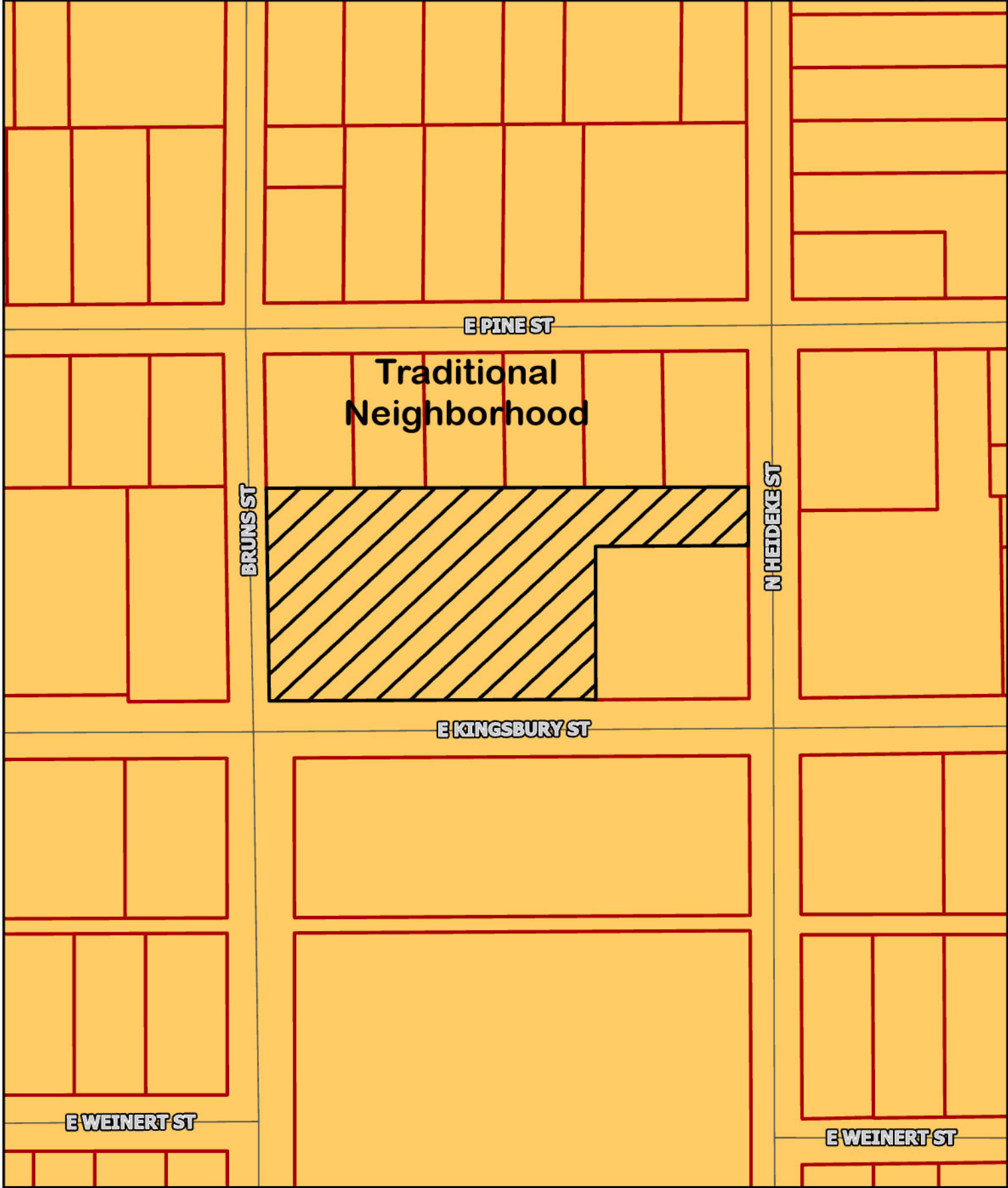
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Site Location

1 inch = 125 feet

Printed: 8/28/2025



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Site Location



Parcel

1 inch = 125 feet

Printed: 8/28/2025



**PLANNING &  
CODES**

**Monument Sign Height Requirements  
5698 State Hwy 123 N  
VAR 05-25 Staff Report**

**Applicant:**

Navarro Independent School  
District  
6450 N. State Hwy 123  
Seguin, TX 78155

**Property Owner:**

Navarro Independent School  
District  
6450 N. State Hwy 123  
Seguin, TX 78155

**Property Address/Location:**

5698 State Hwy 123 N  
Seguin, TX 78155

**Legal Description:**

NAVARRO HIGH SCHOOL LOT #1  
90.851 ACS

Property ID: 190760

**Lot Size/Project Area:**

90.851 AC

**Future Land Use Plan:**

Rural Residential

**Notifications:**

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

**Comments Received:**

None at the time of publication

**Staff Review:**

Armando Guerrero  
Planning Manager

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map
- Site Pictures

**REQUEST:**

The applicant is requesting a variance from the required monument sign height of 8' to 9' for a proposed monument sign for the new Navarro high school.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	P	New Navarro High School
<b>N of Property</b>	A-R	Vacant AG Land
<b>S of Property</b>	A-R	Vacant AG Land
<b>E of Property</b>	A-R	AG Land with Residence
<b>W of Property</b>	OCL	Residence Outside City Limits

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a variance to the 8' monument sign height requirement of Section 6.5.4. Digital Signs of the Unified Development Code (UDC) to allow for a 9' monument sign cabinet to house a digital sign. The applicant submitted a sign permit for a digital sign and monument cabinet for the new Navarro high school, during the review it was discovered that the proposed monument cabinet that is intended to house the digital sign face was 1' higher than what is allowed by code. The applicant then contacted the city to begin the variance process to allow the proposed 9' monument cabinet.

Staff is recommending approval of the variance request to the height requirements of Section 6.5.4. Digital Signs. The proposed 9' monument cabinet for the digital signage would not set a negative precedence or be detrimental to the intent of the code, which is to protect and promote public health, safety and general welfare, and enhance the aesthetics and attractiveness of the city for its citizens and visitors. The proposed 9' monument cabinet is not located near a public right-of-way, and will be setback from the driveway intersection on the Navarro high school property, minimizing any potential visibility hazards to pedestrians or vehicular traffic at this intersection.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **BACKGROUND:**

The applicant submitted a sign permit for a digital sign and monument cabinet for the new Navarro high school, during the review process it was discovered that the proposed monument cabinet that is intended to house the digital sign face is 1' higher than what is allowed by code. The applicant was informed of this, via comments from the review and elected to go through the variance process to request a 1' deviation for this portion of the monument sign.

All other elements of the proposed monument sign at this location meet the city's requirements.

### **CODE REQUIREMENTS:**

Section 6.5.4. Digital Signs, Height Requirements.

– The maximum height of a digital monument sign shall meet the height requirements of a single-tenant monument sign, which is eight feet.

### **STAFF RECOMMENDATION:**

Staff finds the request to deviate from the required 8' monument sign height requirements to allow for 9' for the proposed monument cabinet would not set a negative precedence or be detrimental to the intent of the code. The intent of the code is to protect and promote public health, safety and general welfare, and enhance the aesthetics and attractiveness of the city for its citizens and visitors. The proposed 9' monument cabinet is not located near a public right-of-way, and will be setback from the driveway intersection on the Navarro high school property, minimizing any potential visibility hazards to pedestrians or vehicular traffic at this intersection.

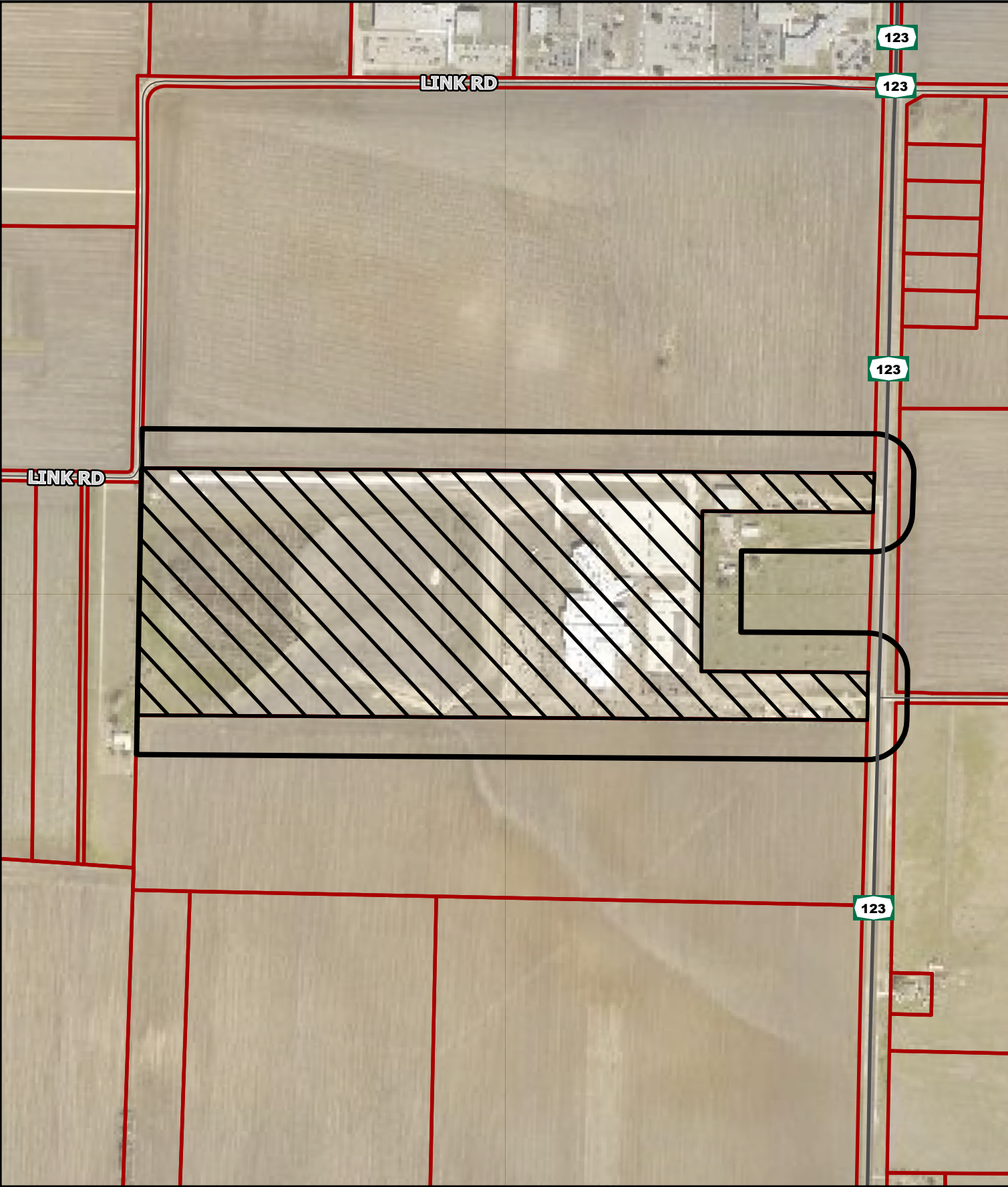
Also, the site is allowed one digital sign for the site. This digital sign can be done through pole or monument type signage. A digital sign situated on a pole would be allowed to be 25' above the adjacent grade and have a minimum of 7' clearance from the bottom of the digital sign to the adjacent grade.

### **OTHER CONSIDERATIONS:**

The variance request is for public-school use, the information being advertised will be directed at students and visitors on the school grounds. The digital sign will be setback from the public right-of-way in a manner where the information displayed will not be visible to by the public from the right-of-way.

Typical commercial retail signage is situated where it is visible to the public, and advertises the sales, services, or goods at that location.





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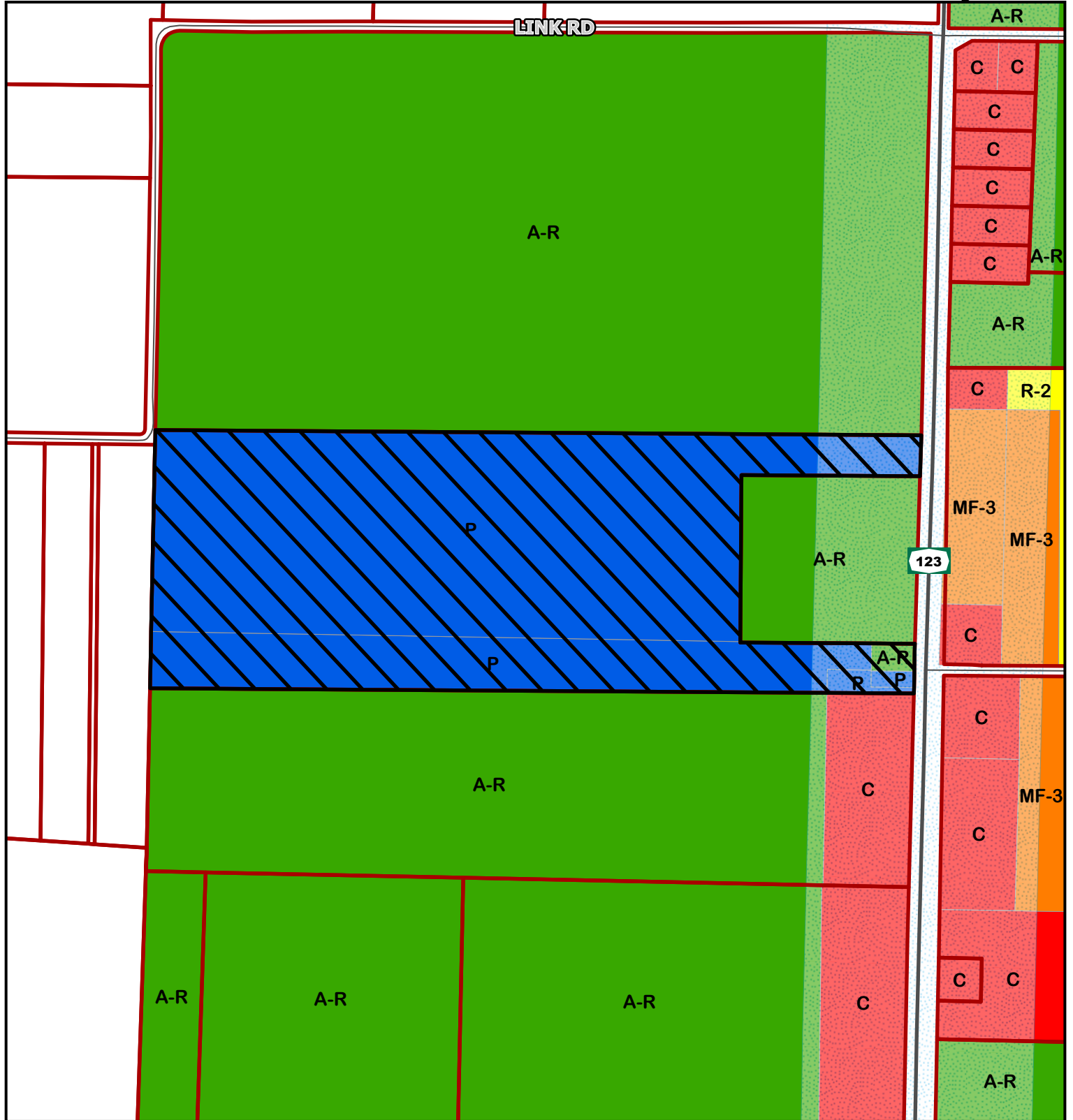
Site Location  
200' Buffer  
Parcel
























1 inch = 650 feet  
Printed: 8/7/2025



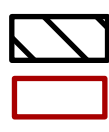
# ZONING MAP

**VAR 05-25 5698 State Hwy 123 N**



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

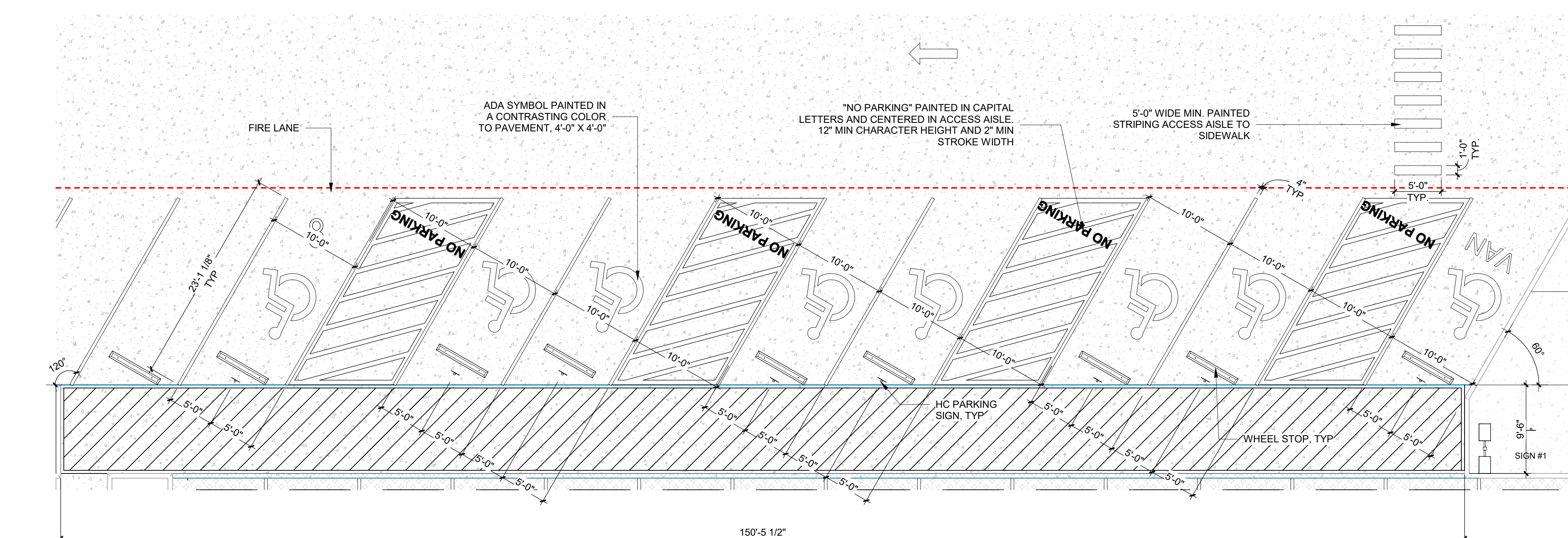
Parcel

1 inch = 650 feet

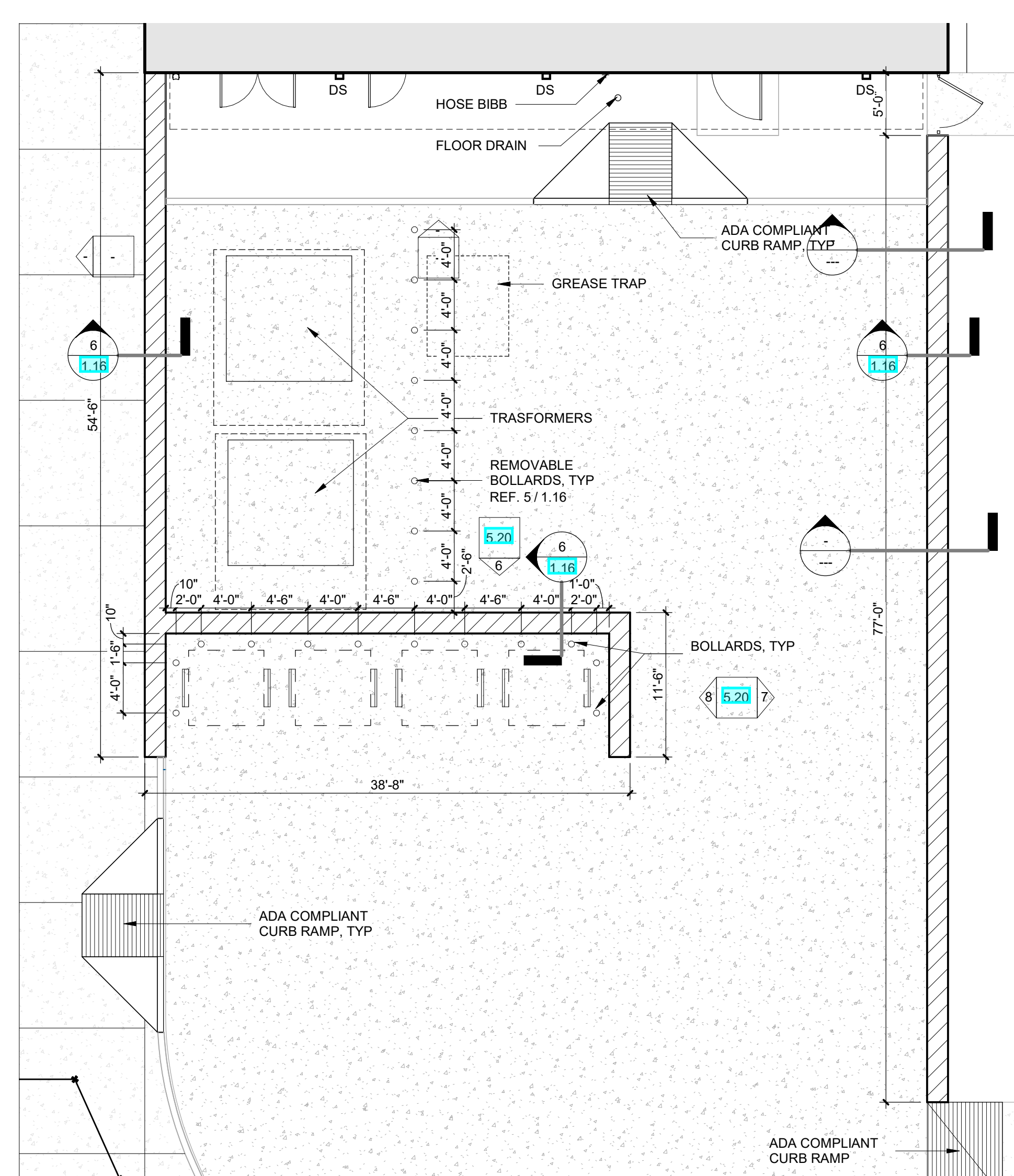
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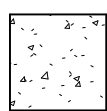
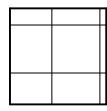
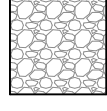
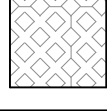
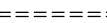


## 2 SITE PLAN - HANDICAP PARKING @ PARENT DRIVE



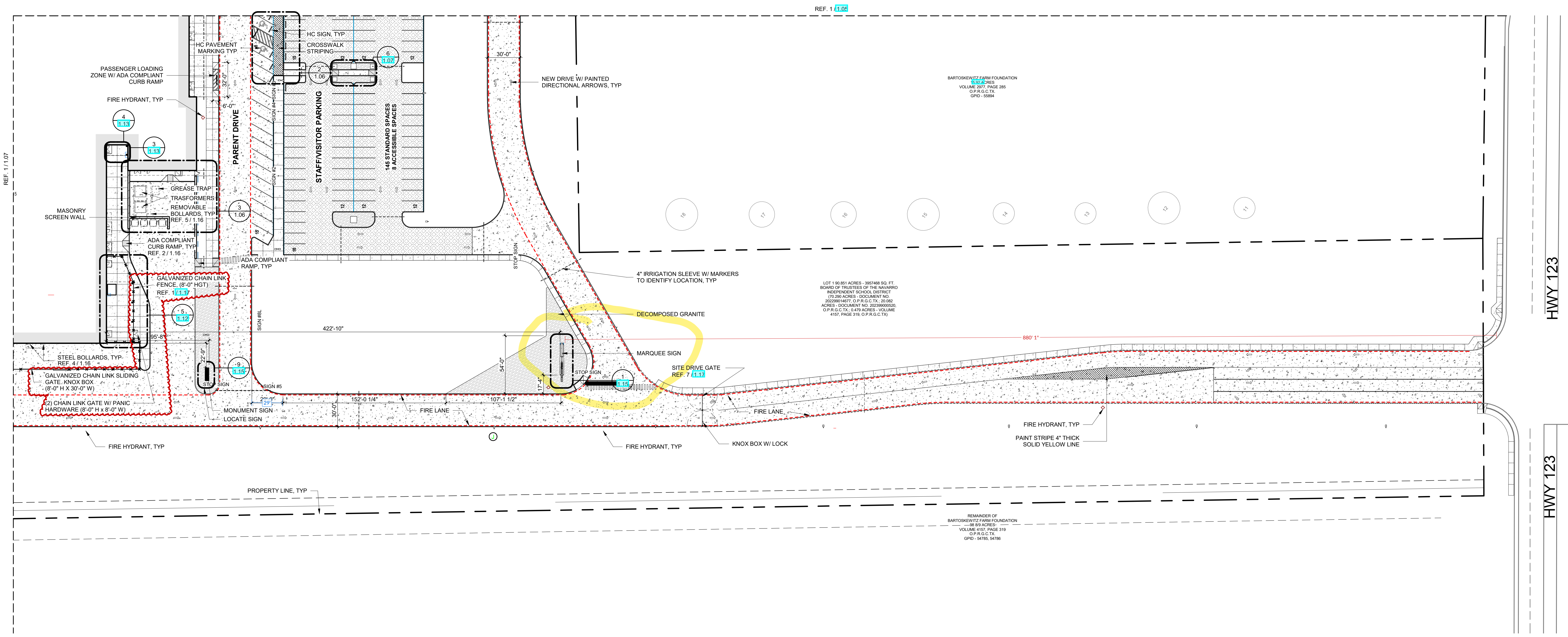
### 3 SITE PLAN - SERVICE YARD

SCALE: 1/8" = 1'-0"

SITE LEGEND	
SYMBOL	TYPE
<b>GROUND COVER</b>	
	CONCRETE FLATWORK (DRIVES)
	CONCRETE FLATWORK (SIDEWALKS)
	GRANITE CRUSHED/DECOMPOSED
	ASPHALT
	4" DIA. EMPTY PVC SLEEVE UNDER PAVEMENT ( EXTEND 18" BEYOND EDGE OF PAVEMENT (TYP) )
<b>NOTE:</b> <b>1. ALL REQUIRED LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.</b>	

### GENERAL NOTES - SITE PLAN

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE LOCATION, EXTENT AND TYPE OF ALL UTILITIES AND STRUCTURES AS NECESSARY TO AVOID DAMAGE AND DETERMINE SCOPE OF WORK. ANY DAMAGE TO UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RISK AND REPAIRED AT THE CONTRACTOR'S EXPENSE. LOWER AND/OR RELOCATE ALL EXISTING UTILITIES AS REQUIRED. CAP AND/OR RE-ROUTE ALL UTILITIES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER TO MAINTAIN CONSISTENT OPERATION OF UTILITIES. THE CONTRACTOR IS TO VISIT THE SITE OF PROPOSED CONSTRUCTION TO VERIFY EXISTING CONDITIONS AND VERIFY THE ACCURACY OF THE SUBJECT OF ANY DISCREPANCIES OR QUESTIONS PRIOR TO THE SUBMISSION OF BID. REFER TO THE SPECIFICATIONS. ALL INFORMATION REGARDING EXISTING FIELD CONDITIONS, MATERIALS, METHODS OF CONSTRUCTION AND DIMENSIONS SHALL BE OBTAINED FROM THE OWNER AND NOTED ON THE CONTRACTOR PRIOR TO ANY CONSTRUCTION OR FABRICATION.
2. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS NOT SCHEDULED TO BE REMOVED, REPAIRED OR ADDED AGAINST DAMAGE. REPAIR AND/OR REPLACE ALL MATERIALS DAMAGED DURING DEMOLITION. ANY DAMAGE DONE SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
3. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT VEGETATION FROM DAMAGE DUE TO EXCESSIVE TRAIL USAGE. CONSTRUCTION SHALL AT ALL TIMES PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO PUBLIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED.
5. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY KNOWN OR SHOWN. IT SHALL BE THE CONSTRUCTION MANAGERS OR CONTRACTORS RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF THE ABOVE.
6. TOPSOIL:
  - A. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
7. SILT FENCE TO BE INSTALLED BEFORE GROUND IS BROKEN AND TO REMAIN UP AT ALL TIMES UNTIL PROJECT COMPLETION, AND BE COMPLAINT WITH SWPPP.



**1 SITE PLAN - QUAD 2**  
SCALE: 1" = 40'-0"



View approaching the building







## PLANNING & CODES

## ZC 19-25 Staff Report 700 Blk of Jefferson Ave. Zoning Change P to ZL

### 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: August 28, 2025  
Newspaper: August 24, 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 Zero Lot Line (ZL)

### ZONING AND LAND USE:

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

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Public (P) to Zero Lot Line (ZL) on 2.53-acres located in the 700 Blk of Jefferson Ave., for proposed housing development.

A zoning change to Zero Lot Line (ZL) 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 ZL) 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** – Zero Lot Line zoning is a denser single-family zoning type. This zoning type still fits in with the surrounding areas as they are mostly residential/ single family zoning (R-1) and MHP (Manufactured Home Park) across from Jefferson Ave.

**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 Zero lot Line 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 Zero Lot Line 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.)

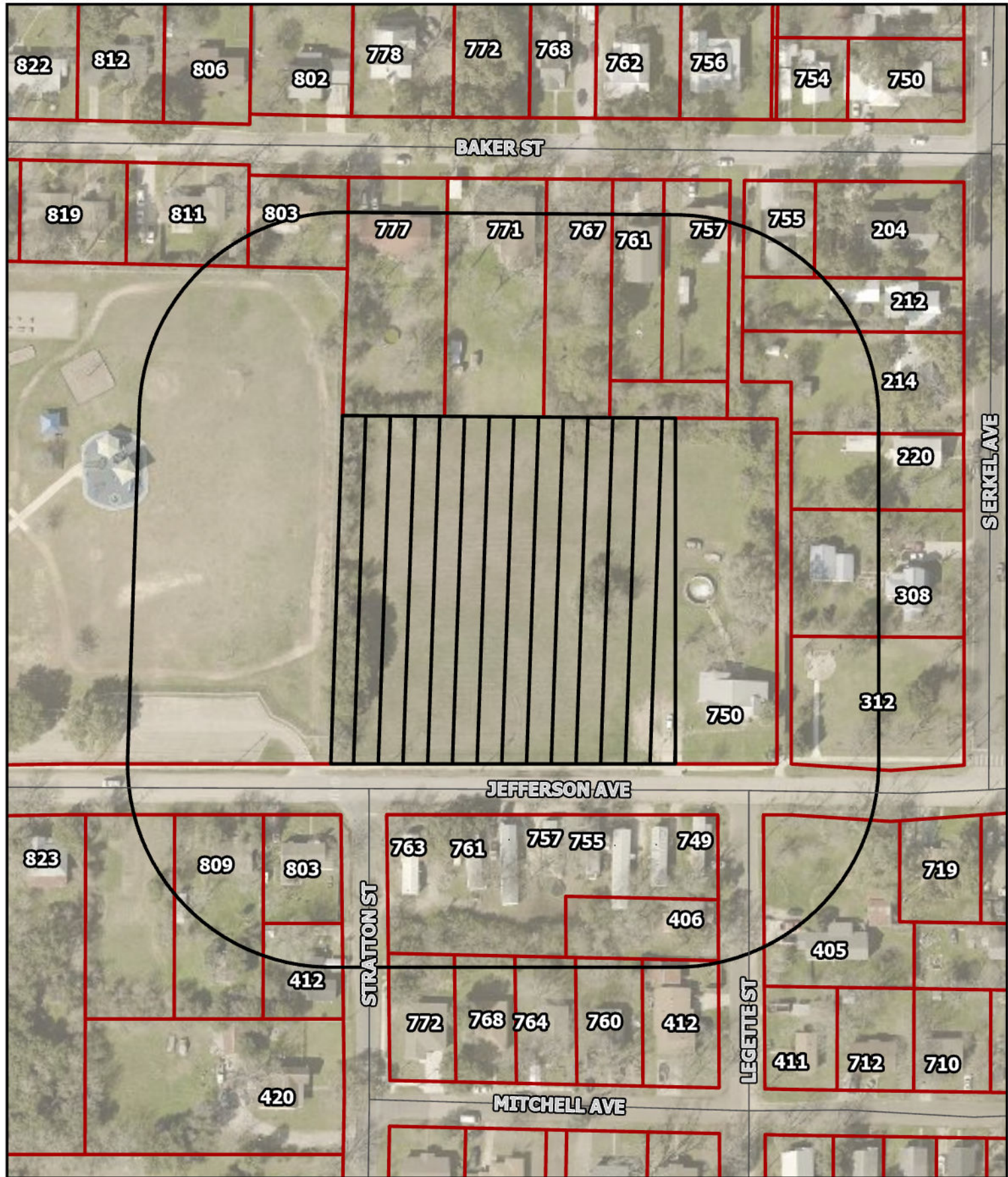
There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

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

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

# LOCATION MAP

ZC 19-25 700 Blk of Jefferson Ave



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Site Location

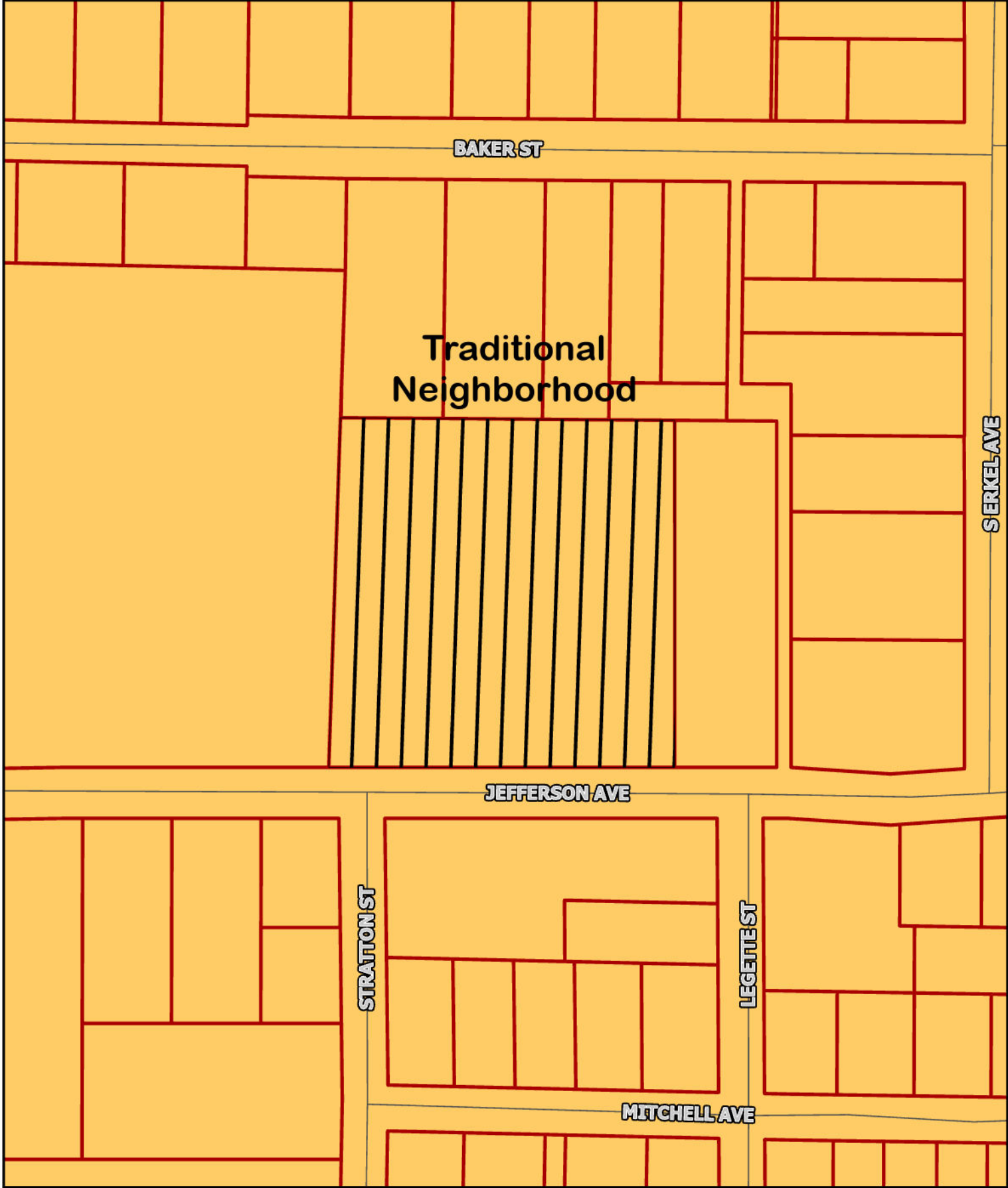
1 inch = 125 feet

Printed: 8/14/2025









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**Site Location**

**Parcel**

1 inch = 125 feet  
Printed: 8/14/2025



## 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.

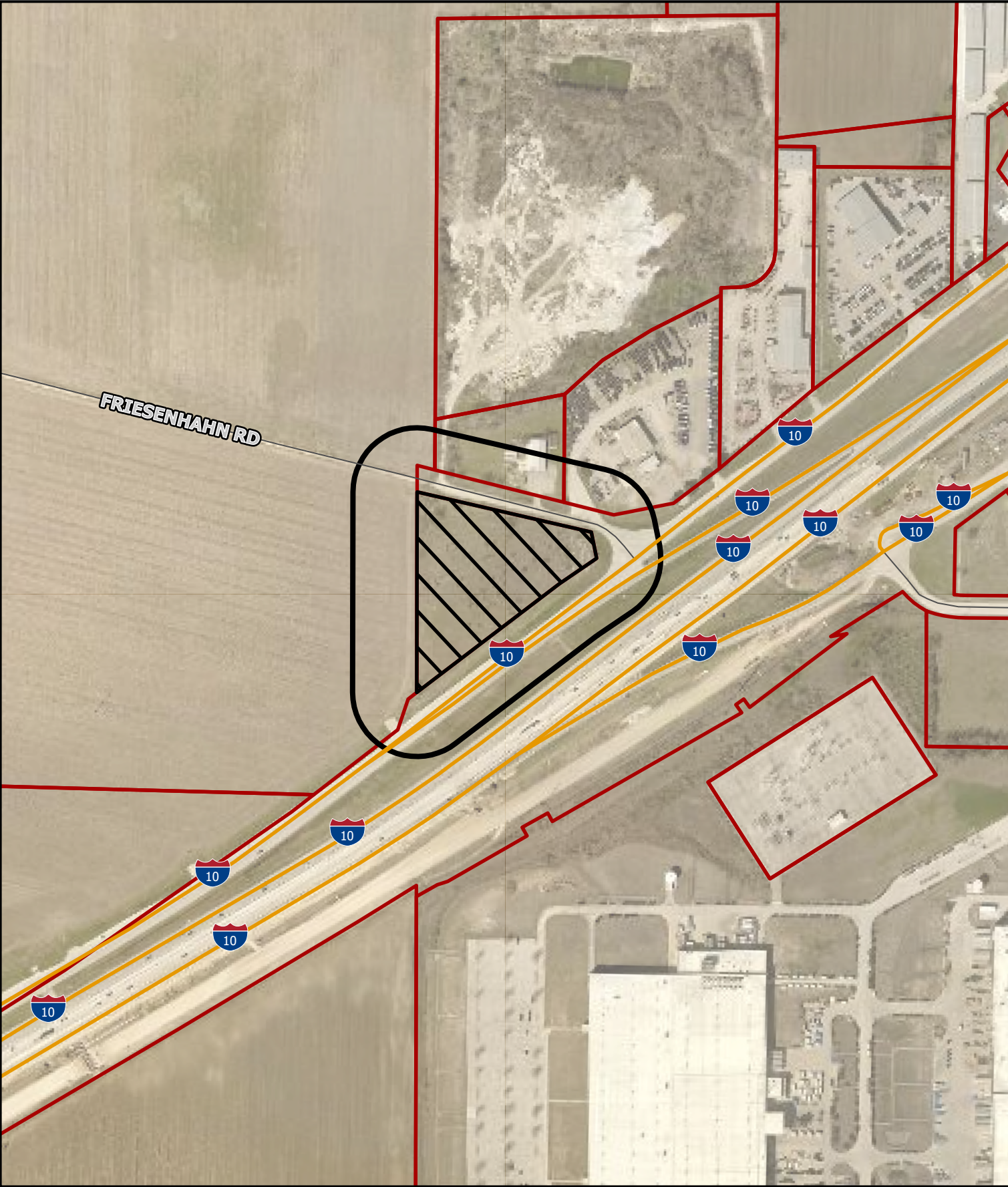
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

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.



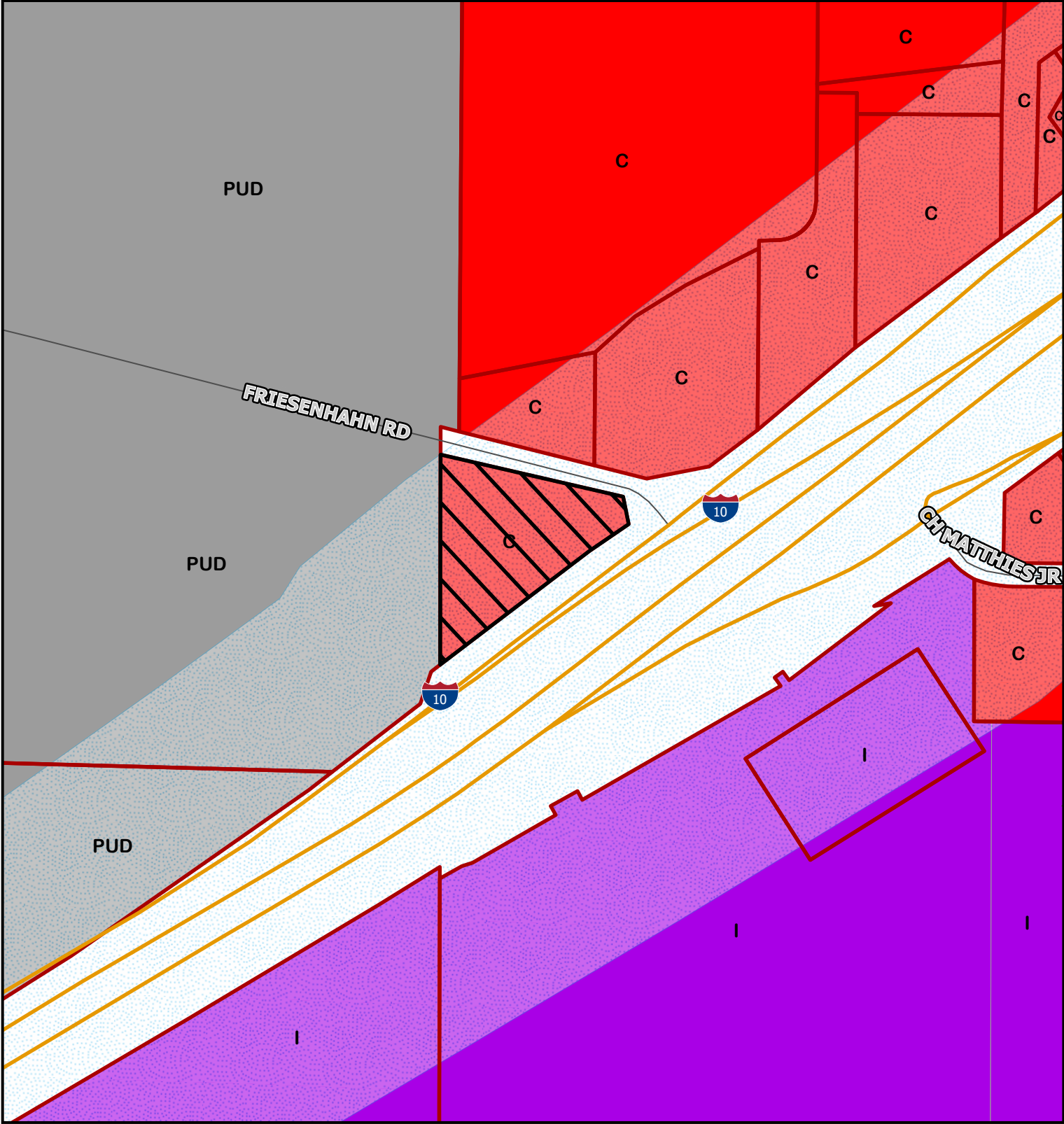


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Site Location  
200' Buffer  
Parcel

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



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

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Site Location

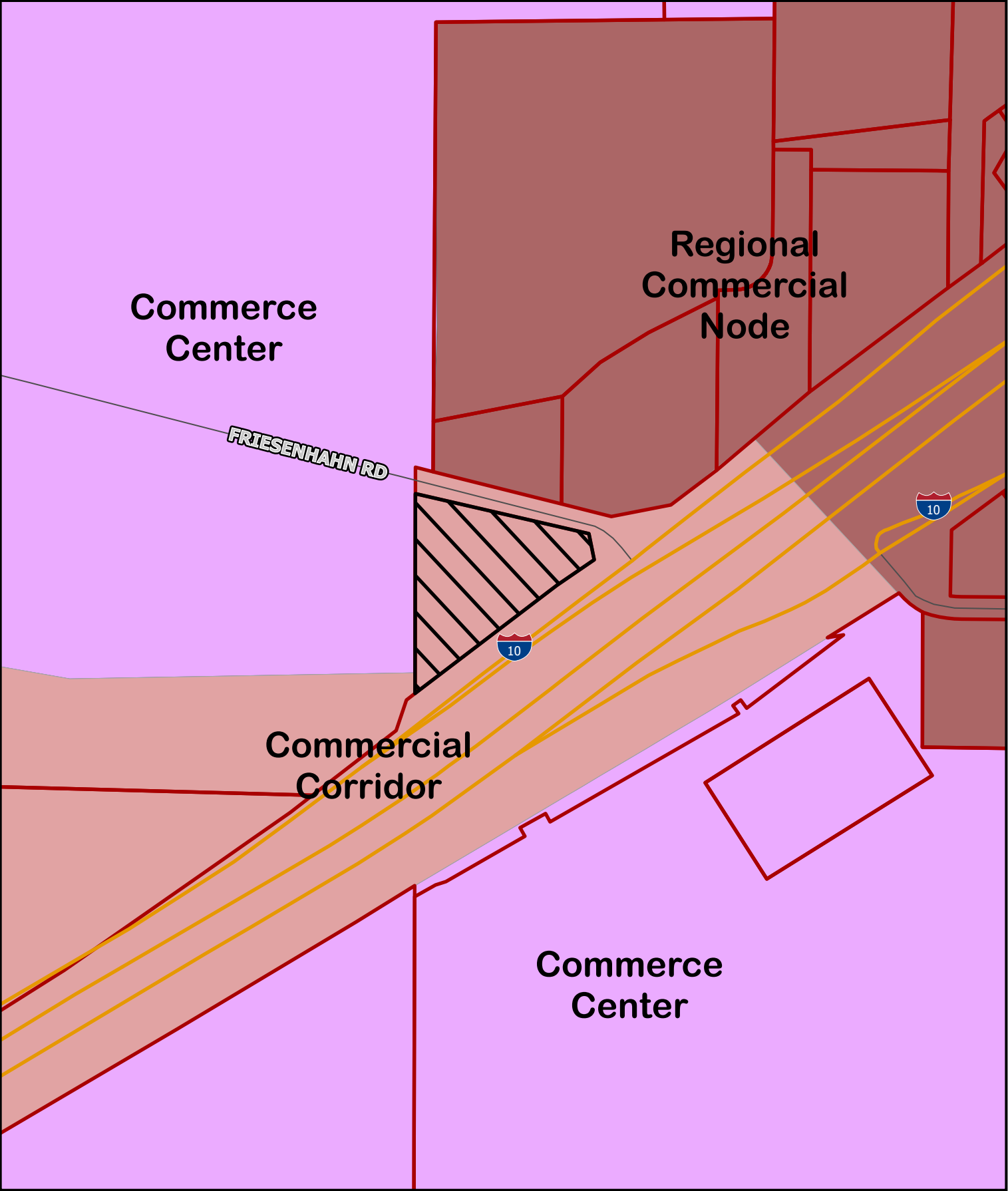


Parcel

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Printed: 8/7/2025





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**Site Location**



**Parcel**

1 inch = 400 feet

Printed: 8/7/2025

## MEMORANDUM

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** **UDC Amendments to modify Section 3.2.18- Planned Unit Development**  
**Date:** September 1, 2025

The Planning Department is proposing two amendments to Section 3.2.18 of the Unified Development Code (UDC). The proposed changes are as follows:

- Currently, a General Land Use Plan (GLUP) can propose modifications to Chapters 3 and 5 of the UDC- land uses and site development standards. With the recent adoption of Chapter 6, which moved the sign regulations from the Code of Ordinances to the UDC, staff is recommending that the UDC be amended to also allow Chapter 6 modifications in a proposed GLUP.
- In the adopted UDC, the approving authority may allow alternative expiration dates to limited use permits and specific use permits. The UDC does not specifically state that the approving authority can approve an alternative expiration date for a GLUP. Due to the scale and intensity of many proposed Planned Unit Developments that are regulated by GLUPs, staff is recommending that the UDC be amended to allow alternative expiration dates by the approving authority for GLUPs.

Attached please find a copy of the proposed UDC amendments to Section 3.2.18.

## **Proposed Amendments to Section 3.2.18 of the UDC**

### **Section 3.2.18 Planned Unit Development (PUD)**

#### **A. Planned Unit Development requirements.**

Any proposed use within a Planned Unit Development shall be based upon a General Land Use Plan approved by the City Council. The General Land Use Plan shall identify the proposed modifications to the requirements of Chapters 3, ~~and 5,~~ **and 6** of the Unified Development Code (UDC) in addition to design standards that elevate and enhance the development. The General Land Use Plan shall propose modifications that provide a higher quality project design than can be obtained through the adopted zoning districts and site development standards.

#### **C. Procedure:**

8. If no construction has commenced or no use established within two (2) years from the approval of the GLUP, the GLUP shall lapse and be of no further effect, **unless the City Council has approved an alternative expiration date for the GLUP.** Reapplication shall be the same as an original application.





## 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
<b>Subject Property</b>	PUD	Vacant / Ag
<b>N of Property</b>	C, A-R, LI, & R-2	TxDOT, Xerxes Corp, Future Residential
<b>S of Property</b>	C, LI & I	Caterpillar Inc., Proposed Light Industrial development, Road Ranger Truck Stop
<b>E of Property</b>	C	Progressive Waste Solutions, Kubota, Ford
<b>W of Property</b>	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.

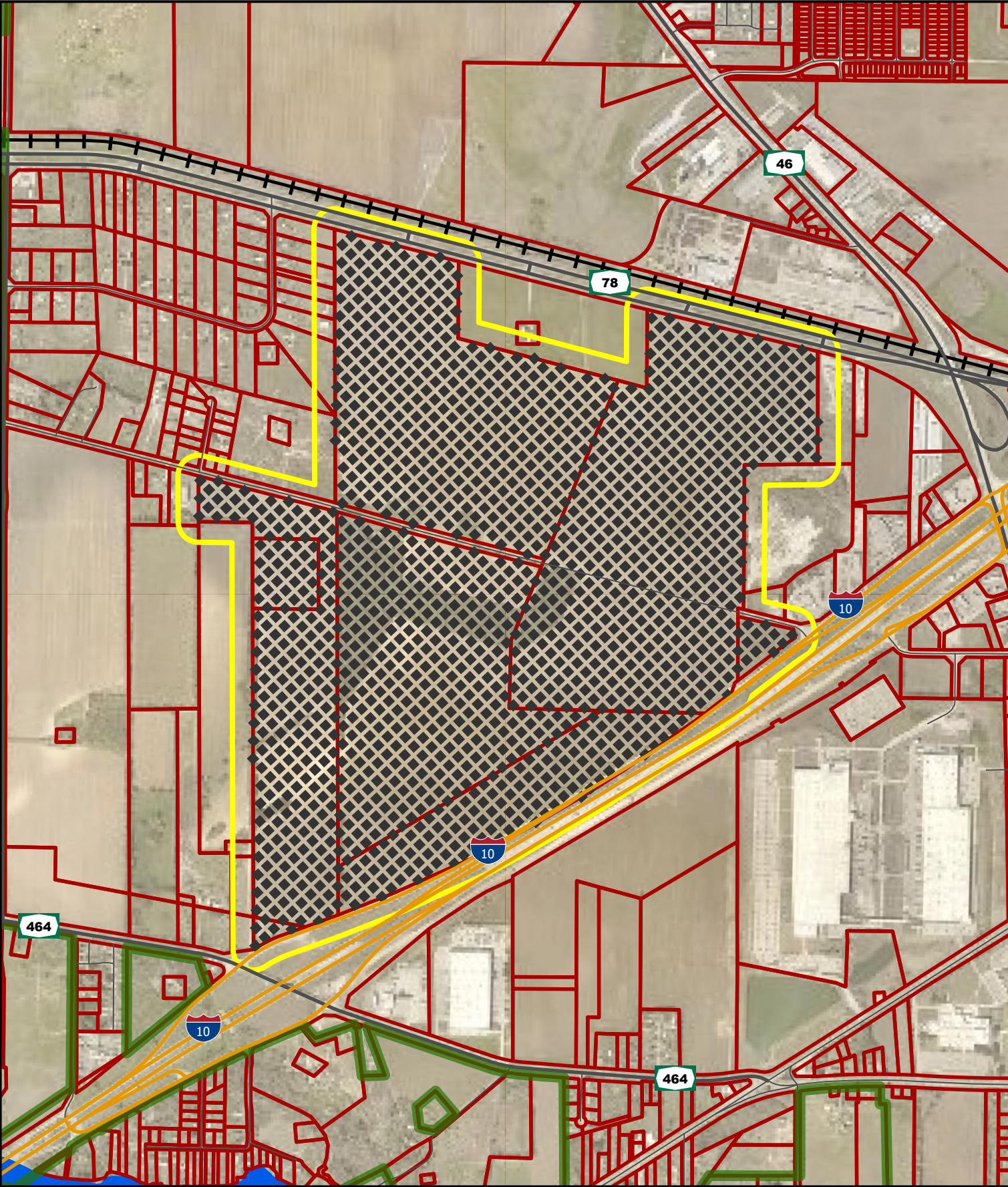
**Tree Mitigation:** A tree survey shall be submitted to the City of Seguin. Mitigation shall be in the form of new trees planted throughout the site.

**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.





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 Site Location

 200' Buffer

1 inch = 1,250 feet

Printed: 8/18/2025

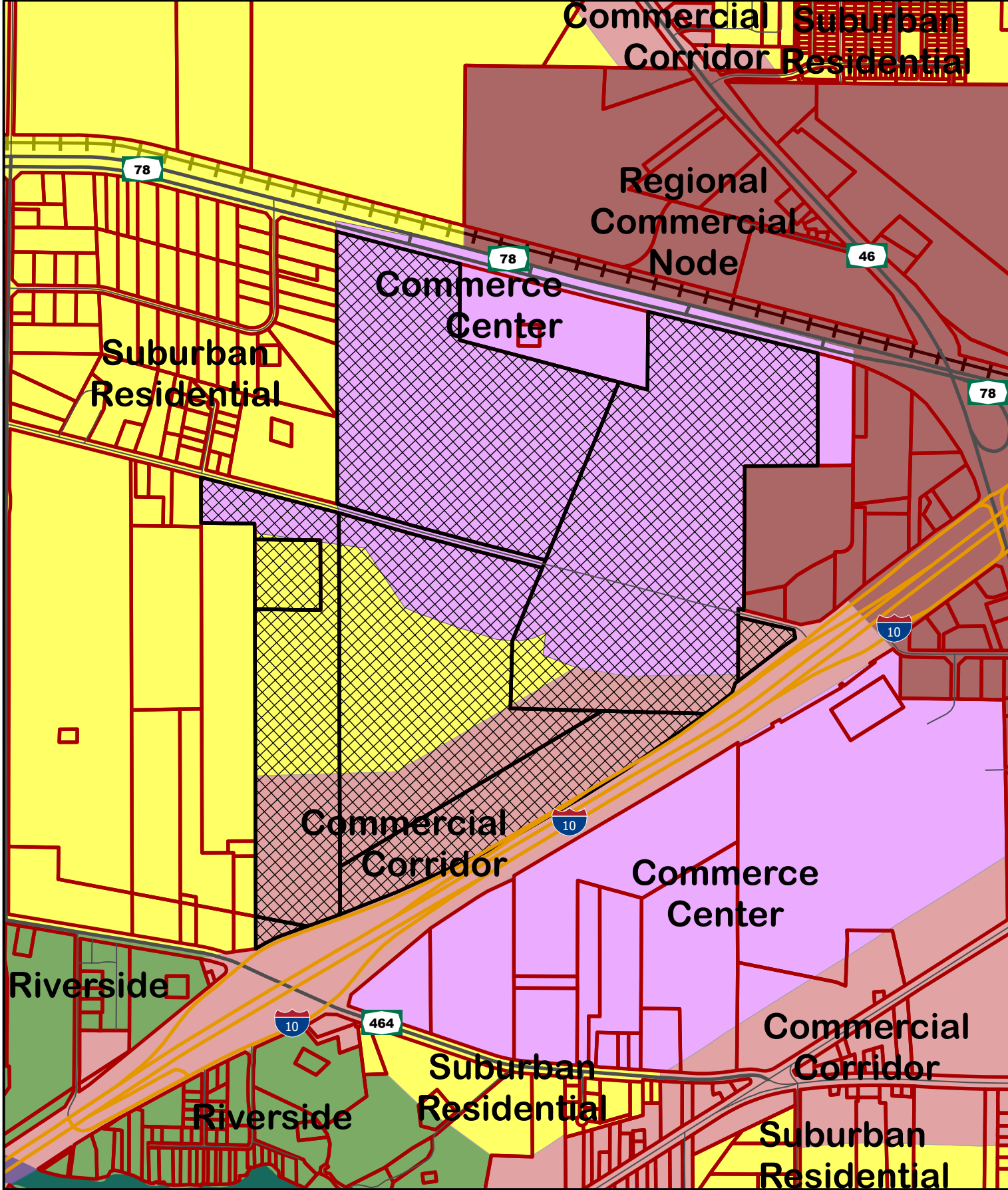


## GLUP 01-25 W. IH-10 and F.M. 78



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

Printed: 8/18/2025

# **Seguin Town Center**

## **General Land Use Plan Narrative**

### **I. Introduction**

The Seguin Town Center is a mixed-use development planned for an approximate 547-acre tract located at Interstate 10 and Friesenhahn extending to FM 78. This planned unit development has been prepared by A-L 97 IH 10-SH 46, L.P. (the “Developer”) pursuant to the City of Seguin ordinances related to Planned Unit Development (“PUD”) Districts. This document is provided to replace the previously approved General Land Use Plan (GLUP) for the property. The purpose of the PUD is to encourage flexibility in the uses in the development of the land to meet changing market demands in order to promote the most appropriate design. These requirements will help to facilitate the development of the property in a harmonious way to service the community (the “Project”).

The development and operation of the Project shall be governed solely by the terms of this GLUP and the Seguin Unified Development Code (the “UDC”), and all applicable state and local laws. In the event of any conflicts between the terms and provisions of this GLUP and terms and conditions of the Unified Development Code, present or future, the terms and provisions of this PUD shall supersede and control.

### **II. Existing Conditions**

#### **Physical Opportunities and Constraints**

Located at the southwest corner of the intersection of Interstate 10 and Friesenhahn, the Project is composed of approximately 547 acres as depicted in Exhibit A – Area Location Map and is defined in the Exhibit B – Legal Description for the property tracts.

There is an existing drainage pattern, identified as Guadalupe Tributary 4a, extending from the northern portion of the property to the western property line of the Project, which creates a 100-year floodplain. This floodplain will be addressed to increase the developable land while mitigating the impact. There is an existing electrical transmission line in an 80’ easement that extends across the southern portion of the property from east to west. A pipeline easement exists in the southwestern portion of the property. Each of these constraints are accounted for in the design and planning of the Project.



### **Surrounding Land Use**

The mix of land uses that are adjacent to the Project range from single family residential to commercial/industrial uses. Immediately to the west of the Project is a mixture of large tract single family residential with zoning designation of Agricultural Ranch and Manufactured-Residential. FM 78 and a railroad line borders the northern portion of the Project with a mixture of single-family tracts zoned as Single Family Residential 2 and Light Industrial. The property to the east is zoned as Commercial and has a range of commercial activities and undeveloped land. Land on the southern side of the interstate consist of developed and undeveloped industrial tracts.

## **III. Project Description**

### **Compliance with Future Land Use Plan**

The City of Seguin Future Land Use Plan includes a mixture of projected land uses for the Project area. An area of Commercial Corridor use is designated along the frontage area along Interstate 10. There is an area of Suburban Residential use shown in the western portion of the property north of the Commercial Corridor portion. The northern portion of the property is designated as Commerce Center.

### **Plan Description**

The Concept Plan consists of various potential uses including commercial uses, multi-family and hospitality components, and light industrial uses. The commercial portion of the Project along the interstate frontage includes potential for multiple large retail anchor tenants, multi-tenant retail, restaurant, and entertainment uses. North of the commercial frontage, a mixed-use area of potentially light industrial, multi-family, hospitality, and entertainment uses are planned. The northern portion of the Project will be a mixture of light industrial, multi-family and commercial uses. A large drainage facility will be constructed to mitigate the existing flood plain within the Project and also provide detention for the development of the Project.

Access to the Project will be taken from Interstate 10 frontage road where driveway connections with deceleration lanes have already been constructed, from Friesenhahn and from FM 78. Adequate internal circulation will be provided within the Project to ensure appropriate access and internal connectivity between the uses and the external roadways.

The Project will be developed with consistent architectural elements, signage and landscaping plan that will create cohesiveness amongst the various users as well as to help unify the Project and create an aesthetically pleasing destination for residents and visitors to the area.

### **General Project Character**

**Architecture:** All buildings within the Project will be constructed to meet Architectural Guidelines established for the property. Compliance with the guidelines will be managed by a Commercial Association to govern the property within the Project. In general, the guidelines will meet the requirements of the City's IH 10 Overlay District allowing for a mixture of finishes for the buildings including masonry (painted or treated), wood, brick, simulated siding, and glass finishes.

### **Zoning**

**Current Zoning:** The property is zoned as Planned Unit Development, though the adopted general land plan for the existing PUD has expired. The General Land Use Plan for this project identifies areas of development with specific concentrations of uses within each area.

**Land Uses:** The Project consists of a variety of uses. It is proposed that the uses allowed within the zoning categories of Commercial (C), Multi-Family High Density (MF-3) with no maximum density, Public (P), and Light Industrial (LI) be allowed within the PUD.

The uses and characteristics of the land uses is defined further in the following sections:

### **Light Industrial**

The following uses will be permitted within the areas designated to include light industrial as a use provided it meets the operational and design standard outlined below:

Permitted uses within Light Industrial include:

- Welding, stamping and forming provided performed entirely indoors
- Light assembly operations
- CNC machining and fabrication

- Powder coating and industrial painting, provided these activities are performed entirely indoors and ancillary to the manufacturing process of a product
- Warehousing and distribution, including but not limited to last-mile logistic operations
- 3D printing and additive manufacturing
- Food and beverage processing such as bottling, packaging and roasting
- Electronics manufacturing and assembly such as circuit boards and sensors, including semiconductor component assembly, manufacturing or testing, excluding on site wafer fabrication or chemical etching
- Medical device manufacturing
- Clean Energy equipment production and manufacturing
- Automotive parts and component manufacturing, such as brake systems, interior assemblies, under-hood parts, provided that all manufacturing processes occur entirely indoors and outdoor storage is screened. Operations should not emit particulates, odor, smoke, gas fumes, light above legally approved standards by governmental entities.
- Data centers, server farms or colocation facilities
- Research and Development (R&D) laboratories, including those associated with advanced manufacturing, life sciences, clean energy, or technology, provided all activities are conducted indoors.

The following uses are prohibited in Light Industrial areas:

- Steel, aluminum, or other metal mills and foundries
- Cement or concrete batch plants (unless temporary for onsite construction activities) or product manufacturing
- Asphalt or roofing shingle production
- Petroleum refining
- Large-scale outdoor woodworking or lumber mills
- Meat processing, slaughterhouses or rendering facilities
- Large scale (defined as more than 35% of the leased space of the premises) chemical manufacturing such as solvents, resins, pesticides.
- Recycling, salvage, or scrap yard operations
- Bulk hazardous materials storage or distribution

The operational standards within the light industrial use areas are defined below:

- All manufacturing, fabrication, and assembly must occur within enclosed buildings.
- Outdoor storage shall be limited to non-hazardous materials and screened from public view.
- All environmental controls shall meet all governmental standards.

The following design standards shall apply to light industrial use areas:

- Building materials – Primary exterior walls must be constructed of concrete tilt-wall, architectural metal panels, or masonry. Stucco or EIFS is permitted only as an accent material.
- Façade Articulation: Street-facing facades must include articulation, glazing, material variation, or architectural detailing to avoid blank walls.
- Screening: All rooftop equipment, loading docks, and outdoor storage must be screened from public right-of-way.
- Landscape Buffer: a 25' foot landscape buffer with a 6'-high fence and 50' building setback between light industrial uses and single-family uses.

## **Multi-Family**

The areas of multi-family use within the development will be developed in a manner consistent with the City MF-3 zoning district with the following operation and design standards.

No density limit will be applied to the multi-family use within the development, though there will be no more than 25 contiguous acres of multi-family within the development. Access will be provided by internal roads within the development.

Any multi-family use that abuts single-family shall meet the buffer requirements and provide the following: building setback shall be standard building setback plus 10' for the first story and 5' for each additional story of the multi-family structure with landscape buffer of one 4-inch caliber tree every 20 feet. Parking is allowed in the buffer area with a setback of 15 feet from the property line.



## **Commercial**

The areas of commercial uses within the development shall consist of a wide range of commercial retail uses, offices, and business and personal uses.

Permitted uses within the Commercial use areas include:

- Retail uses
- Professional office
- Community Center
- Medical Office, including emergency room services and hospital
- Veterinary office with enclosed kennel
- Restaurants, including those with drive-through and pick-up window services
- Commercial indoor and outdoor entertainment uses
- Day Care
- Auto repair and services
- Auto sales
- Car wash
- Gas station
- Assisted Living Facility
- Nursing Home or Convalescent Home
- Vocational school
- University/College
- Governmental buildings and uses
- Religious assembly facilities
- Hotel/Motel including bed and breakfast
- RV Park
- Fitness Club
- Outdoor festivals
- Driving range
- Event Halls and facilities
- Communication tower
- Farmer's Market
- Financial institution with drive-through

The following design standards shall apply to commercial use areas:

- In order to promote cross access and shared parking within the parking lot, median breaks within larger parking fields will not be required.
- Due to the shared nature of parking field areas, a minimum of 1 parking space per 250 square feet of building area will be provided within the commercial area.
- Stacking space shall be provided for drive-through facilities within the development:
  - For financial institutions, each teller window or ATM station shall be provided with a minimum two stacking spaces.
  - For a drive-through restaurant, a minimum of three stacking spaces shall be provided from the order location and a minimum of two stacking spaces at each vehicle stop window (payment/pick-up windows).
  - For restaurants with pick-up windows only (no ordering), a minimum of two stacking spaces will be required.
  - Escape or bypass lanes will not be required.
- Seasonal sales and outside storage shall be allowed based on the following:
  - Temporary seasonal outdoor sales may occupy the parking areas for seasonal sales on a temporary basis only, for a maximum of ninety (90) days for display of seasonal materials and a maximum of twelve (12) displays per calendar year.
  - Occasional sidewalk sales located immediately in front of the premises of a tenant or user may be conducted as long as the sidewalk sales do not impair ingress and egress on such sidewalks.
  - Outside storage within the Commercial area shall not exceed 20% of the front area between the building line as constructed and the property line. Any storage on the side shall be screened.

## **Project Development Regulations**

With some exceptions contained herein, the Project will conform to the development regulations within the City of Seguin UDC. Any items not specifically addressed below shall revert to the regulations within the UDC. The regulations below shall apply to all development within the Project:

**Building Height:** No restriction on the maximum height of the building.

**Minimum Building Setbacks:** The below building and parking setbacks shall be adhered to on all development within the Project:

Public Street Setback: 10' Parking setback/ 20' Building setback

Side Setback (Interior): 10' side building setback – except for where shared walls may exist with a zero setback

Rear Setback: 5' Parking setback / 15' Building setback

Impervious Cover Maximum: 90% for Commercial and Light Industrial uses and 80% for multi-family uses

## **Tree Mitigation Requirements:**

The majority of the Project area is currently unwooded with the only areas with significant number of trees is the area in which the drainage facilities for the Project are to be constructed. A tree survey showing protected trees shall be furnished to the City. Along the drainage channel to be constructed a 2" caliber tree shall be planted every 200 feet alternating on each side of the channel.

## **Signage**

On-premise and off-premise pylon and monument signs will be provided in a cohesive manner throughout the Project. No businesses from outside of the Project area shall be included on the signage. The final locations and architectural design of the approved signs may vary depending on the final layout of the Project and shall be determined by the Developer. So long as the maximum size and number of approved signs does not differ materially from those depicted in the Signage Exhibits such signs shall be deemed as approved by planning.

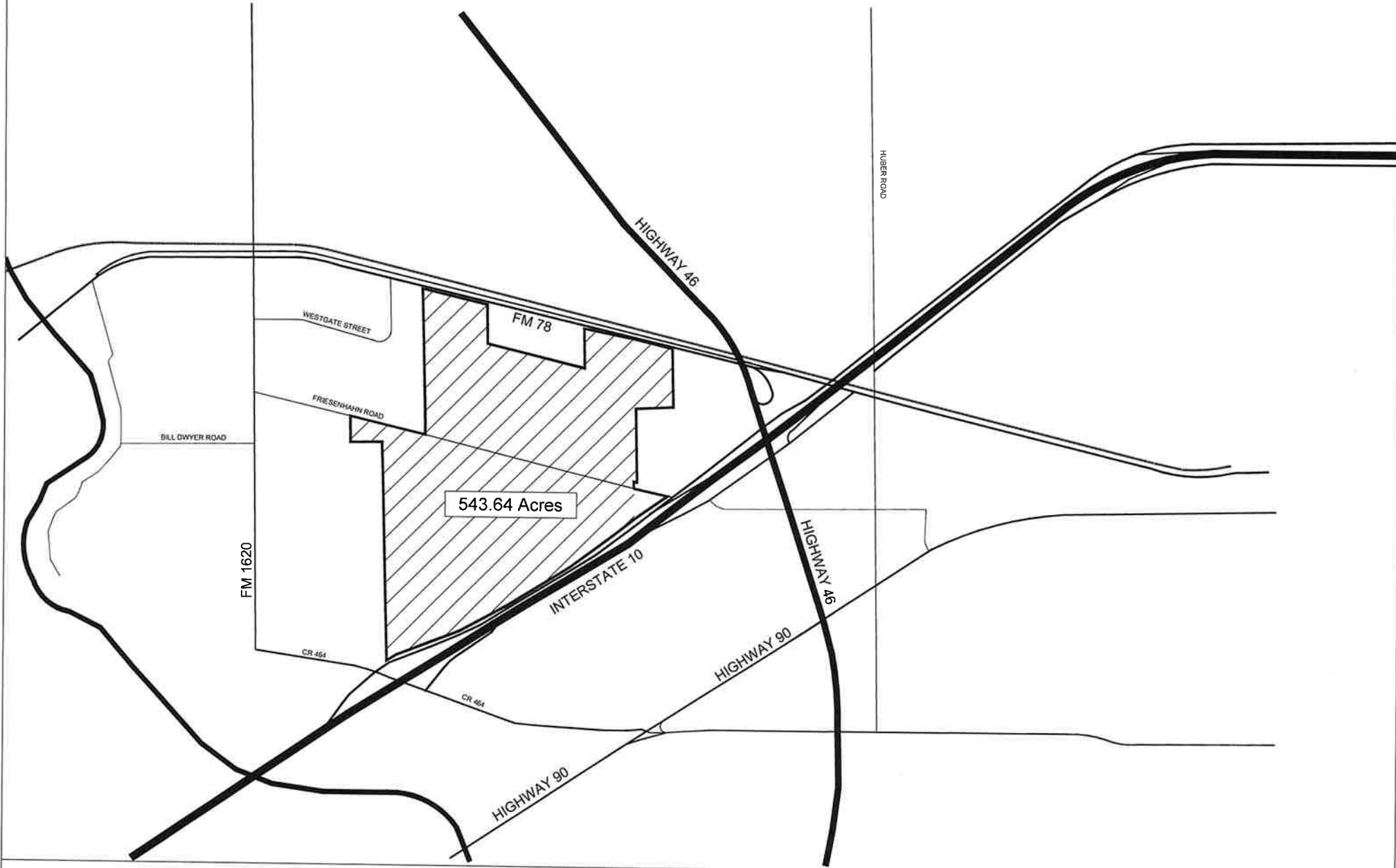
Wall signs: The maximum horizontal length of any tenant wall sign within the commercial use areas shall not exceed 80% of the width of the such tenant's usable storefront. Except for the foregoing, walls signs shall be allowed within the Project without limitation to the number, size or location of such wall signs.

National Chain Signs: A National chain is defined as a retail business which operates 25 or more units under the same trade name. The standard signs and logos of a National Chain, including but not limited to marquee signs, projecting signs, wall signs and roof signs, shall be permitted so long as such signs and logos do not utilize flashing, moving or audible lights or appurtenances.


### **Expiration of General Land Use Plan**

If no construction has commenced within five years from the approval of the GLUP, the GLUP will expire.



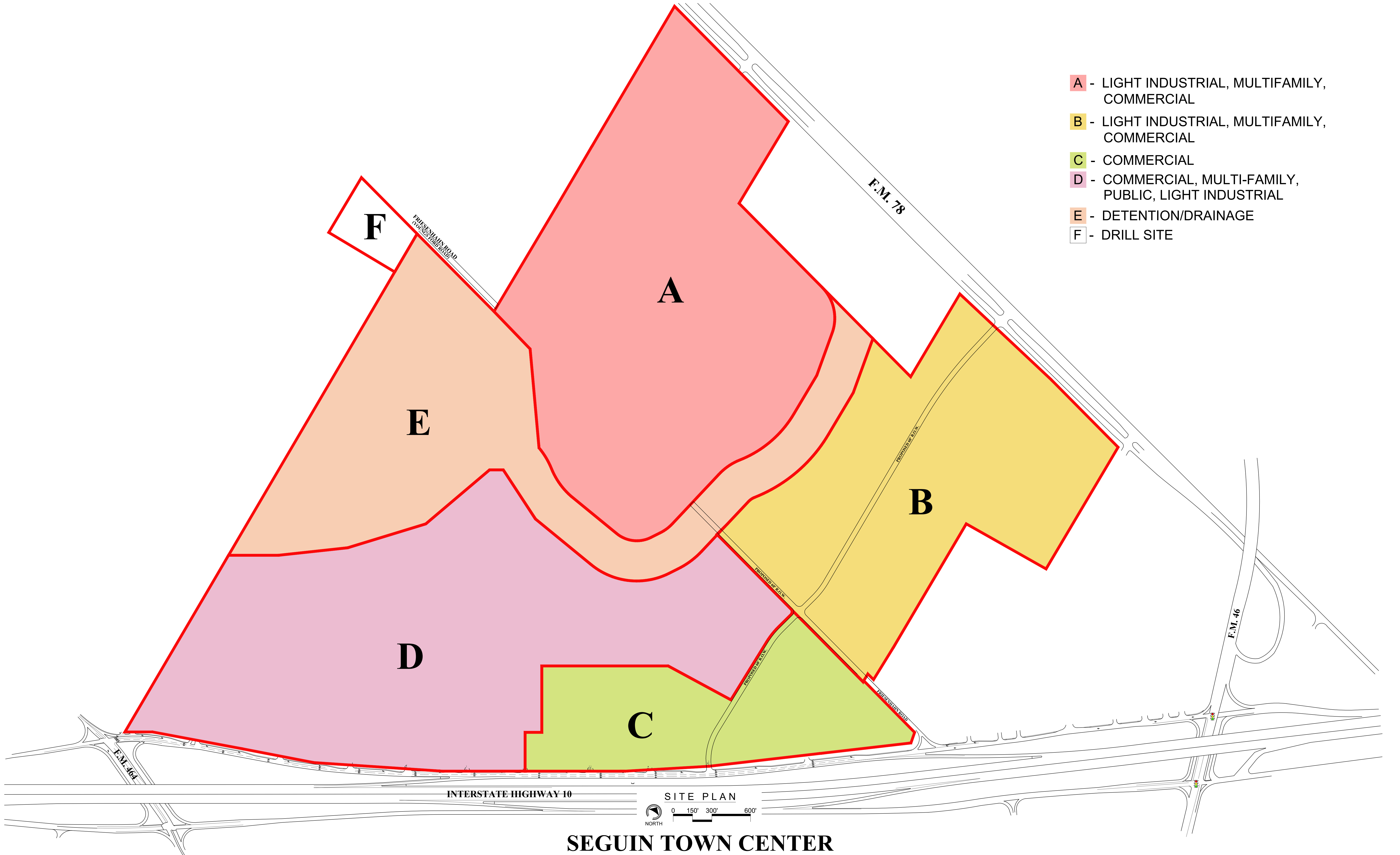


General Location Map

 NORTH

0 1000' 2000' 4000'





- A** - LIGHT INDUSTRIAL, MULTIFAMILY, COMMERCIAL
- B** - LIGHT INDUSTRIAL, MULTIFAMILY, COMMERCIAL
- C** - COMMERCIAL
- D** - COMMERCIAL, MULTI-FAMILY, PUBLIC, LIGHT INDUSTRIAL
- E** - DETENTION/DRAINAGE
- F** - DRILL SITE

**SEGUIN TOWN CENTER**  
 GENERAL LAND USE PLAN  
 NWC OF INTERSTATE HIGHWAY 10 & HIGHWAY 46  
 SEGUIN, TEXAS