



PLANNING & CODES

Planning and Zoning Commission Report

ZC 12-26 & GLUP 03-26

A request for Zoning Change ZC 12-26 from Single-Family Residential (2) and Commercial (C) to Planned Unit Development (PUD), and a recommendation for approval of a General Land Use Plan (GLUP 03-26) to allow for mixed-use development for a property located at the intersection of Pecan Parkway and State Hwy 46 North, (Property ID's: 52815 & 172978) was considered during a public hearing at the Planning & Zoning Commission meeting on July 14, 2026.

Shelly Jackson advised the Commission that both requests would be presented together but would require two separate motions. She explained that the 179.162-acre undeveloped property was annexed into the City in 1999. The property has undergone several zoning changes since its initial rezoning in 2014 from agricultural to residential. Since that time, zoning changes have included Neighborhood Commercial, High-Density Multi-Family Residential, Commercial, and Residential districts.

Ms. Jackson explained that the property is located within the Suburban Residential and Commercial Corridor districts of the City's Future Land Use Plan, both of which support a mix of residential and commercial uses compatible with the surrounding area. She presented the surrounding land uses, including an existing PUD to the south, commercial uses to the south and east, and a residential subdivision to the north. The proposed PUD would allow for coordinated mixed-use development in accordance with the proposed GLUP.

Ms. Jackson reviewed the proposed GLUP, noting that it included a request to reduce the required landscape island area within parking lots from the City Code requirement of 15 square feet per parking space to approximately 11.4 square feet per parking space. She also noted that the existing floodplain located in the southern portion of the property is proposed to be contained within the detention pond area.

Ms. Jackson stated that one letter of opposition was received regarding both the zoning change and GLUP requests. The letter expressed concern that the application did not provide sufficient information to fully evaluate the proposed land uses and requested additional time for review.

The regular meeting recessed, and the public hearing was opened.

The Commission invited the applicant's representative to speak. James McKnight presented a PowerPoint presentation outlining the proposed development and land uses. Mr. King, the property owner to the west and the author of the letter of opposition, also addressed the Commission, stating that the proposal did not provide enough information to determine whether the development was appropriate.

The Commission discussed the proposed reduction in landscape island requirements. Commissioner Silvius stated that he was not comfortable with the reduction because of the increased impervious surface and its potential impact on drainage. Commissioner Schievelbein expressed concern regarding the floodplain and stated she would prefer the floodplain area remain within the drainage easement.

The Commission closed the public hearing and reconvened the regular meeting.

After consideration of all information presented regarding Zoning Change (ZC 12-26), Commissioner Schievelbein moved to recommend approval of the request to rezone the properties from Single-Family Residential (R-2) and Commercial (C) to Planned Unit Development (PUD) for the properties located at the southwest corner of Pecan Parkway and State Hwy 46 North. Commissioner Silvius seconded the motion. The following vote was recorded:

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



Francis Serna
Recording Secretary

MOTION PASSED
6-0-0



ATTEST: Shelly Jackson
Planning Manager

After consideration of all information given regarding the General Land Use Plan (GLUP 03-26), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the General Land Use Plan (GLUP) with the condition that the request to modify the landscape island requirements be removed from the General Land Use Plan. Commissioner Hernandez seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE WITH CONDITIONS THE GENERAL LAND USE PLAN (GLUP)



Francis Serna
Recording Secretary

MOTION PASSED
6-0-0



ATTEST: Shelly Jackson
Planning Manager



PLANNING & CODES

Applicant:

Ortiz McKnight, PLLC
c/o Matthew Gilbert
112 E Pecan St., Ste #1350
San Antonio, TX 78205

Property Owner:

Butte Land Partners, LLC
130 S Seguin, Ste # 100
New Braunfels, TX 78130

Sam & Marguerite Kobrinsky
Revocable Trust
235 Monterrey St., Ste #A
Salinas, CA 93901

Property Address/Location:

SW corner of Pecan Pkwy &
State Hwy 46 N
Seguin, Texas 78155

Legal Description:

ABS: 11 SUR: J D Clements
179.162 AC.
PID #: 52815 & 172978

Lot Size/Project Area:

162.995 & 16.207-acre tracts

Future Land Use Plan:

Suburban Residential &
Commercial Corridor

Notifications:

Mailed: July 1, 2026
Newspaper:

Comments Received:

None at time of printing

Staff Review:

Shelly Jackson
Assistant Director

Attachments:

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

ZC 12-26 Staff Report
SW corner of Pecan Pkwy & State Hwy 46 N.
R2 & C to PUD

REQUEST:

A Zoning Change from Single Family Residential (R2) and Commercial (C) to Planned Unit Development (PUD).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R2 & C	Undeveloped properties
N of Property	R2, C & P	Greenpoint Heights, undeveloped commercial & cemetery
S of Property	AR, LI & C	Cargill, undeveloped ag land & commercial
E of Property	Road	State Hwy 46
W of Property	AR	Ag land

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single Family Residential (R2) and Commercial (C) to Planned Unit Development (PUD) to allow for cohesive mixed-use development on subject property.

In 2018, Butte Land Partners, LLC acquired approximately 248.238 acres. Since that time, all but 162.955 acres have been developed to the north as the Greenspoint Heights Subdivision. The remaining 162.995-acre tract, along with the adjacent 16.207-acre frontage tract owned by a separate trust, is included in the proposed PUD to provide a unified development plan for the remaining property.

The city's current FLUP identifies this area as an area for growth and supports mixed-use developments intended to serve neighboring residents.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The proposed uses are consistent with both the Suburban Residential and Commercial Corridor districts. The PUD incorporates a mix of residential and commercial uses that align with the intent of both districts.

Compatible with existing and permitted uses of surrounding property – The subject site is in an undeveloped area of the city. The proposed mixed-use development is compatible with the surrounding area of existing residential neighborhoods and commercial development along State Hwy 46.

Adverse impact on surrounding properties or natural environment – Development of the property will generate additional traffic. Primary access is proposed from Pecan Parkway and State Hwy 46. Traffic impacts and any necessary roadway improvements will be evaluated during the site development process.

Proposed zoning follows a logical and orderly pattern – Concentrating commercial uses along the major thoroughfares while transitioning to residential uses internally represents a logical pattern of development.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The subject property consists of approximately 179 undeveloped acres that were annexed into the City in 1999. This area has undergone a few zoning change requests since the first rezoning in 2014 from ag land to residential. Between 2014 and the present, there were zoning change requests to neighborhood commercial, multi-family high density, commercial and residential (twice).

CODE REQUIREMENTS:

The current zoning permits single family residential and commercial uses within their respective zoning districts. The proposed PUD would allow for a coordinated mix of residential and commercial in accordance with the approved General Land Use Plan (GLUP) and PUD regulations. 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.

Portions of the property fronting State Hwy 46 are located within the State Hwy 46 Overlay District and must comply with the overlay standards, which exceed the minimum requirements of the Unified Development Code. 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 subject property is surrounded by residential and commercial uses. The proposed PUD provides a compatible mix of residential and commercial uses that complement the surrounding development and supports an orderly land use pattern.

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 Suburban Residential and Commercial Corridor districts of the City's Future Land Use Plan. The Suburban Residential designation supports low- to medium-density single-family neighborhoods and compatible residential development, while the Commercial Corridor designation encourages medium- to large-scale commercial development along major thoroughfares that serves as a transition to adjacent residential areas. Together, these designations support a coordinated mix of residential and commercial uses with enhanced design standards, interconnected development, and compatibility with surrounding land uses.

TRAFFIC (STREET FRONTAGE & ACCESS):

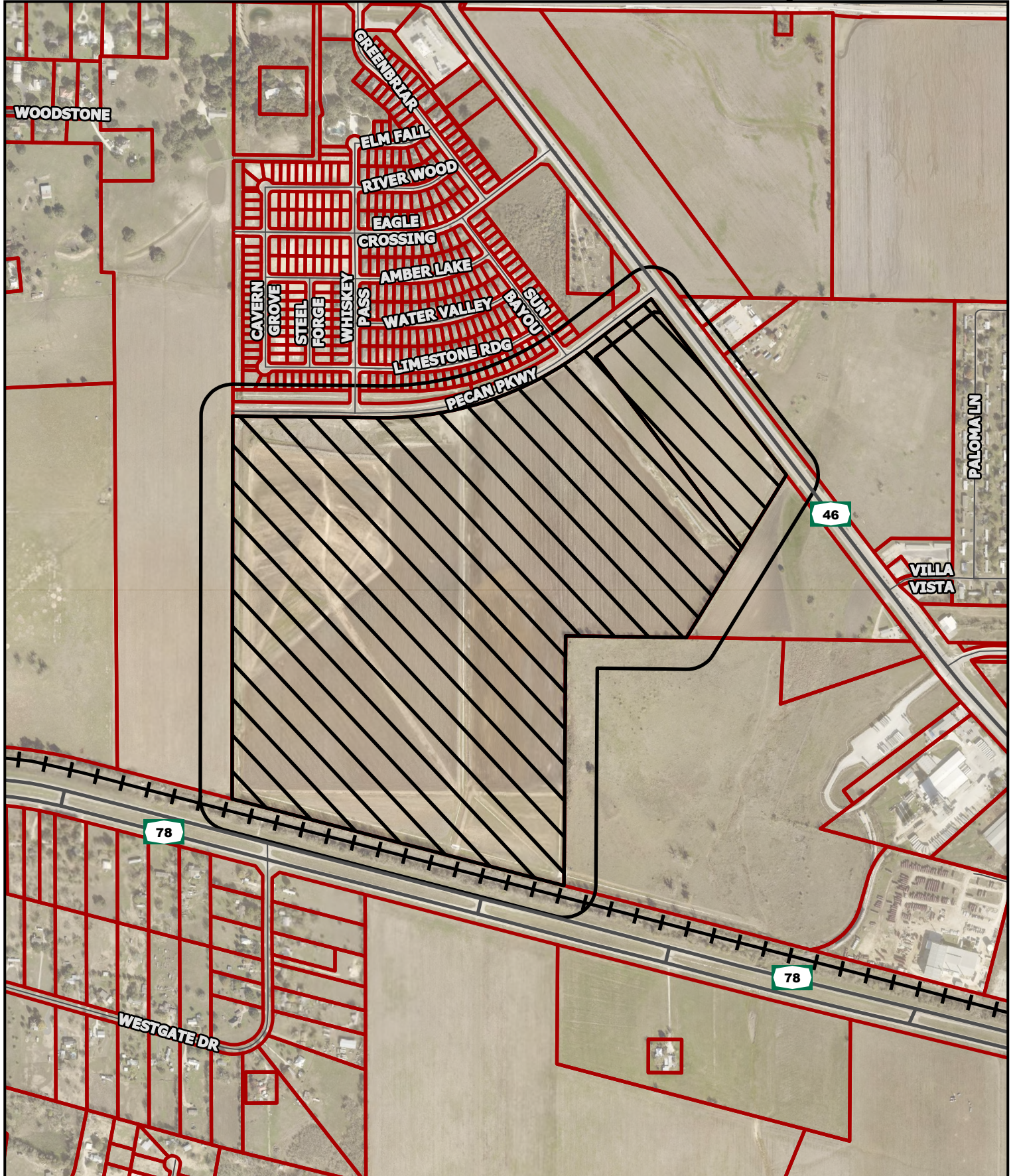
The property has frontage on the State Hwy 46 as well as Pecan Parkway. State Hwy 46 is under TxDOT jurisdiction, while Pecan Parkway is maintained as a city right-of-way. Any proposed access onto Pecan Parkway will be required to meet all applicable City standards and regulations.

GENERAL LAND USE PLAN (GLUP):

This property is proposed to be incorporated into GLUP 03-26 Greenspoint, which is scheduled for consideration later on this agenda.

LOCATION MAP

SW Corner of Pecan Pkwy & State Hwy 46 N



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.

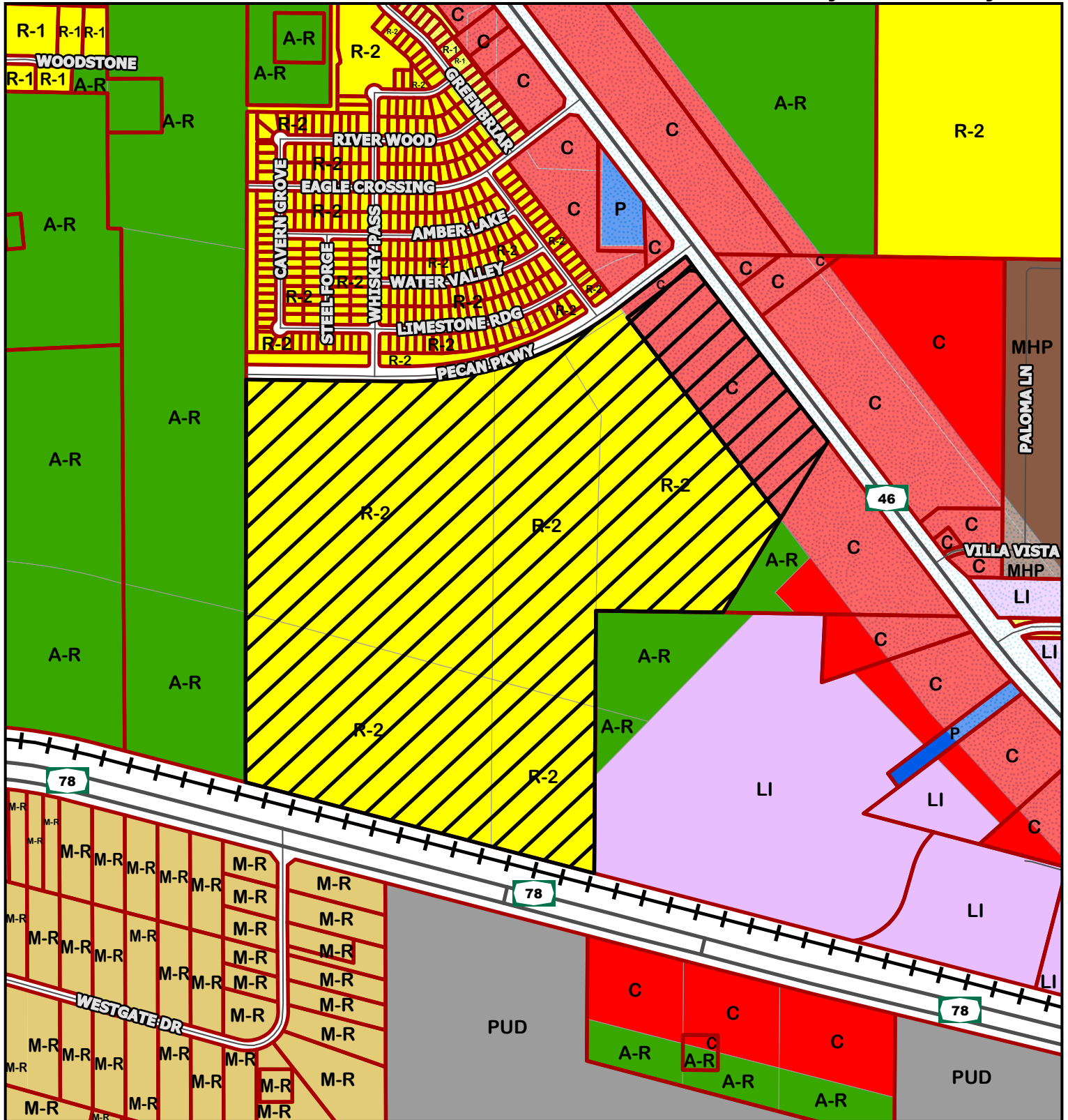


1 inch = 800 feet

Printed: 6/23/2026

ZONING MAP

ZC 12-26 & GLUP 03-26
SW Corner of Pecan Pkwy & State Hwy 46 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	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location



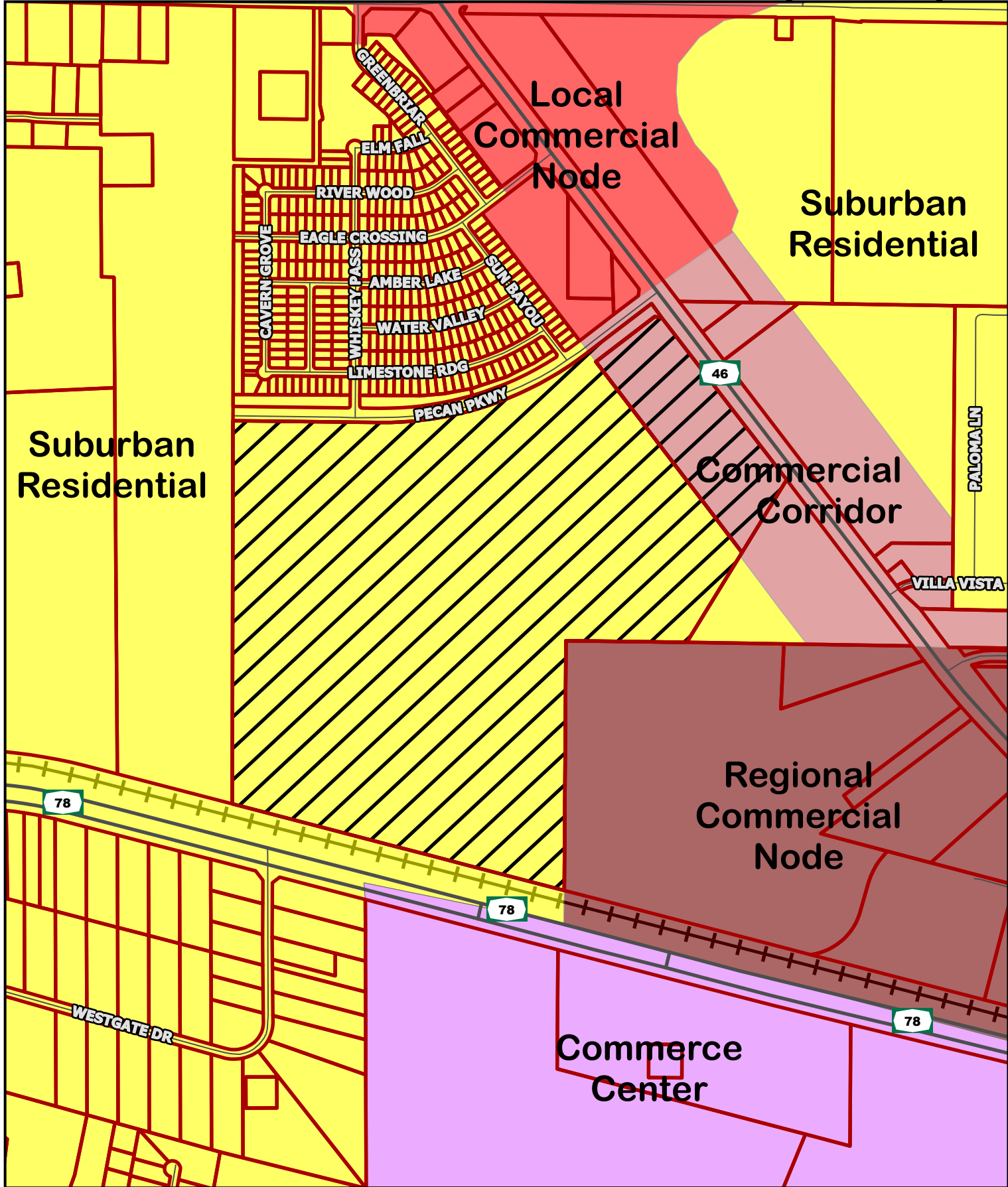
Parcel

1 inch = 800 feet

Printed: 6/16/2026

FUTURE LAND USE MAP

ZC 12-26 & GLUP 03-26
SW Corner of Pecan Pkwy & State Hwy 46 N



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Site Location

1 inch = 800 feet

Printed: 6/16/2026

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

(GLUP 03-26)

SW corner of Pecan Pkwy & State Hwy. 46 N.
Property ID 52815 & 172978

Name: KING BARBARA LIVING TRUST DTD 12-20-23 / TRUSTEES ^{William King} BARBARA KING

Mailing Address: SEGUIN, TX 78155

Phone No.: (Bill King)

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed X

Reasons and/or comments See Attached Letter

July 13,2026

Planning and Zoning Department
City of Seguin
205 N River
Seguin, Texas 78155

Notice: Request for Zoning change – (ZC 12-26)
SW Corner of Pecan Pkwy & State Hwy. 46 N.
Property ID 52815 & 172978
Agenda Item F

Request for a General Land Use Plan – (GLUP 03-26)
SW Corner of Pecan Pkwy & State Hwy. 46 N.
Property ID 52815 & 172978
Agenda Item G

We OPPOSE the proposals: Request for Zoning change (ZC 12-26) and Request for a General Land Use Plan (GLUP 03-26), and plan to attend the zoning meeting on Tuesday, July 14, 2026 at 5:30 p.m.in the City Hall Council Chambers to address our opposition.

Why do we oppose the zoning change:

The notifications and meeting agenda descriptions do not contain data to properly understand and evaluate the land use proposals, and not enough time is being provided to conduct a review.

The City of Seguin's own zoning criteria require consistency with applicable plans, compatibility with surrounding properties, review of adverse impacts on neighboring properties and the natural environment, orderly development and public, health, safety and welfare. No information is available to make these evaluations.

Opposition Detail:

Notice was mailed on July 1, 2026.

Notice was received on Saturday, July 5, 2026 over a holiday weekend.

We contacted Shelly Jackson, Case Manager on Wednesday, July 8, 2026. She explained the zoning meeting process and indicated the zoning notices and meeting agenda

Request for Zoning Change and General Land Use Plan

summaries were all the information the zoning department had available on this PUD / GLUP proposal.

The information contained in the PUD / GLUP change notices are vague. It contains no detail, other than a marked picture of the proposed location.

The Greenspoint Village General Land Use Plan Narrative contains a basic map exhibit showing the property broken into A, B, C, D sections, with no detail. Not enough information is being presented to identify what the developer intends to do nor make a decision to change the zoning.

According to the City of Seguin Application for General Land Use Plan, the applicant is responsible for submitting:

- Existing topography of the property
- Existing and proposed land uses and their location
- Location of all streets, alleys, sidewalks, parking
- Location of all proposed public uses (schools, parks, playgrounds, open spaces, landscaping)
- Drainage plan
- Present ownership & any planned change in ownership
- Schedule of development
- All agreements, covenants and deed restrictions

None of this information was included in the zoning notice or the zoning meeting agenda, and according to my conversation with Shelly Jackson, this information was not available.

Proper Evaluation of the Proposals:

A better understanding and evaluation of these proposals requires a complete PUD /GLUP package containing all aspects of the project.

- To include at a minimum; the proposed density, street layout, location and types of multifamily uses, location and types of commercial uses, building heights, access points, drainage infrastructure, detention ponds, traffic impact, phasing, utilities, open space, screening, lighting, construction access.
- The full application file, staff report, concept plan, GLUP narrative, traffic materials, drainage materials, and any correspondence between the applicant and City staff.

Page 3

Request for Zoning Change and General Land Use Plan

Once these details are available, a reasonable amount of time should be provided to evaluate and respond with questions and concerns.

Thank you,

Handwritten signatures of Barbara King and William King. The signature of Barbara King is on top, and the signature of William King is below it.

William King & Barbara King, Trustees

King Barbara Living Trust (dated 12-20-2023)

Received 7/13/26

K.W.

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REPLY

RECEIVED
7.21.26

(GLUP 03-26)

SW corner of Pecan Pkwy & State Hwy. 46 N.
Property ID 52815 & 172978

Name: Katherine & Patrick Kopecky

Mailing Address: Seguin, TX 78155

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed X

Reasons and/or comments Too much traffic, higher risk of theft, ugly view behind our house, lack of privacy with taller buildings, decreased land value, inconsistency with the comprehensive plan, drainage and storm water
see letter

designed for low density residential volume

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REPLY



SW corner of Pecan Pkwy & State Hwy. 46 N.
Property ID 52815 & 172978

Name: Katherine & Patrick Kopecki

Mailing Address: Seguin, TX 78155

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed X

Reasons and/or comments too much traffic, higher risk of theft, ugly view behind our house, lack of privacy with taller buildings, decreased land value.

See letter!

Katherine and Patrick Kopecki

Seguin, TX 78155



July 9, 2026

RE: Case GLUP 03-26

SW Corner of Pecan Pkwy & State Highway 46 N

Property IDs 52815 and 172978

Position: OPPOSED

To the Planning and Zoning Commission and City Council,

We are the property owners at 1129 Limestone Ridge, and our backyard sits directly behind the parcels named in this request. We are writing to formally state that we are **OPPOSED** to the proposed change that would allow this land to move from single family residential to multifamily apartment use, and we respectfully ask the Commission and Council to deny it.

This is not the condition under which we bought our home. We intentionally left apartment living behind and chose this neighborhood precisely because it was an established single family community. We made a significant investment here with the reasonable expectation that the land around us would remain single family, and this request would fundamentally change the very thing that brought us here. Our concerns are as follows:

1. Inconsistent with the character and plan for this area

This land is surrounded by established single family homes. Placing apartment buildings in the middle of an existing single family neighborhood is not a natural fit, and it is inconsistent with the way this area was planned and developed. We ask that the request be measured against the city's Future Land Use designation for this property, and we do not believe apartment density is consistent with it.

2. Traffic

Apartment complexes generate far more daily vehicle trips than single family homes on the same amount of land. The streets serving our neighborhood, along with the Pecan Parkway and Highway 46 intersection, were not built to carry that kind of volume. We are asking whether a full traffic study has been completed, and we do not believe the surrounding roads can safely absorb this level of traffic without real congestion and safety problems.

3. Drainage and stormwater

Apartment buildings and their parking lots add a large amount of hard, paved surface where water can no longer soak into the ground. That water has to go somewhere, and the homes directly behind and beside this property, including ours, are the ones at risk. We are asking that no approval be granted without a drainage and stormwater study showing that runoff onto adjacent single family lots will not increase.

4. Loss of privacy and an intrusive view

Our home and yard currently look out onto low single family houses. Taller apartment buildings would rise directly over our backyard, allowing residents to look down into our private outdoor space and into our home. This is a real and permanent loss of the privacy we have as a single family household, and it replaces the current view with the back side of a large complex, parking areas, and outdoor lighting. We ask, at a minimum, for height limits, generous setbacks, screening, and landscape buffers along our shared boundary.

5. Safety and security

A large increase in density and in the number of people coming and going through our neighborhood raises legitimate safety and security concerns for the families already living here. Higher density and more transient traffic make it harder to keep an eye on our own properties and increase our exposure to theft and other property crime. This is a genuine worry for us as we raise our family here.

6. Property value

Placing apartment buildings directly behind established single family homes has a real effect on the value and desirability of the homes that border it, including ours. We have invested in this home and this neighborhood, and we do not believe it is fair for that investment to be diminished by a use that was never part of the plan for this land.

7. Infrastructure and precedent

The water and sewer lines and other infrastructure serving this neighborhood were sized for single family use, not apartment density. Beyond that, approving this request sets a precedent that invites further requests to convert nearby single family land to higher density, gradually changing the entire character of the area.

For all of these reasons, we respectfully and firmly ask that this request be DENIED. If the Commission or Council is nonetheless inclined to consider it, we ask that no action be taken without a completed traffic study and drainage study, and that any approval carry firm conditions limiting building height, requiring substantial setbacks, and requiring screening and landscape buffers to protect the single family homes that border this property.

Thank you for your time and for considering our concerns. We would appreciate being notified of any hearings or decisions related to this request.

Respectfully,
Katherine Kopecki
Patrick Kopecki



Seguin, TX 78155