

Greenspoint Village

General Land Use Plan Narrative

I. Introduction

The Greenspoint Village is a mixed-use development planned for an approximate 163-acre tract located at State Hwy 46 N and Pecan Parkway extending to FM 78 (the “Subject Property”). This planned unit development has been prepared pursuant to the City of Seguin ordinances related to Planned Unit Development (“PUD”) Districts. 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 State Hwy 46 N and Pecan Parkway, the Project is composed of approximately 163 acres as depicted in Exhibit A – Area Location Map and is defined in the Exhibit B – Legal Description for the property tracts. A substantial floodplain area exists along the southern and eastern portions of the Subject Property.

Surrounding Land Use

The mix of land uses that are adjacent to the Project range from single family residential to commercial to agricultural to industrial. Immediately to the west and northwest of the Project is single family residential development. The properties to the east and northeast are zoned as Commercial and have a range of commercial activities and undeveloped land. Land south of the Project consists of developed and undeveloped industrial and agricultural tracts. FM 78 and a railroad line borders the southern portion of the Project.

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 Pecan Parkway, near the intersection with State Hwy 46 N. The western portion Project area is designated as Suburban Residential.

Plan Description

The Concept Plan consists of various potential uses including commercial uses, multi-family, and single-family uses. The commercial portion of the Project near the intersection of State Hwy 46 N and Pecan Parkway includes potential for a large retail anchor tenant, multi-tenant retail, and entertainment uses, along with the potential for some residential development. West of the commercial portion, a mixed-use area of potentially multi-family residential, single-family residential, retail and entertainment uses are planned. A large drainage facility will be constructed to mitigate future drainage within the Project and also provide detention for the development of the Project.

Access to the Project will be taken from Pecan Parkway and State Hwy 46 N. 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

Current Zoning: The property is currently zoned as Single Family Residential (R-2) and Commercial (C).

Proposed Zoning: The applicant proposes to rezone to Planned Unit Development, with uses consistent with the Commercial (C), Multi-Family (MF-3), and Single-Family (R-2) zoning districts.

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), and Single-Family Residential (R-2) be allowed within the PUD. The uses and characteristics of the land uses are defined further in the following sections:

Commercial

The areas of commercial use within the development will be developed in a manner consistent with the City's Commercial (C) zoning district subject to the following alternative operation and design standards:

- Parking – Any fulfillment use that is an accessory to a main big box retailer shall be parked at 1 space per 1,000 square feet.
- Parking – Any parking used for fulfillment use shall count towards the overall required parking count.

Multi-Family

The areas of multi-family use within the development will be developed in a manner consistent with the City's Multi-Family (MF-3) zoning district.

Single-Family

The areas of single-family use within the development will be developed in a manner consistent with the City's Single-Family (R-2) zoning district.

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.

Signage

While the site will include multiple lots throughout the development, all signs throughout the PUD development shall be deemed as on-premises signage as long as the business being advertised is located within the PUD development.

Expiration of General Land Use Plan

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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Map Exhibit

