



PLANNING & CODES

GLUP 03-26 Staff Report
Pecan Parkway & State Hwy 46 N
(Greenspoint Village)

Applicant:

Ortiz McNight 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

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

Property Address/Location:

Pecan Pkwy & State Hwy 46 N

Legal Description:

Property Identification Nos.
52815 & 172978

Lot Size/Project Area:

179.162 acres

Future Land Use Plan:

Commercial Corridor
Suburban Residential

Notifications:

Mailed: July 1, 2026
Newspaper:

Staff Review:

Shelly Jackson
Assistant Director

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 Pecan Parkway and State Hwy 46 North.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-2, C	Vacant
N of Property	R-2, C	Greenspoint Heights Subd
S of Property	PUD, M-R, C, A-R, LI	New Quest Development, Westgate Subd, Cargill, Angel Pest Control
E of Property	C	Carter Memorials, Dynasty Propane, Geronimo Portable Buildings
W of Property	A-R	Ag land

SUMMARY OF STAFF ANALYSIS:

The proposed mixed-use development is located at the intersection of Pecan Parkway and State Hwy 46 North and encompasses approximately 179.162 acres. The applicant is concurrently requesting approval of a rezoning to establish a Planned Unit Development (PUD) district and a General Land Use Plan (GLUP) to guide the future development of the property.

The submitted GLUP identifies the proposed land use designations, development patterns, and site-specific development standards intended to implement the vision for the project and support the proposed PUD zoning. The development is planned as a mix of commercial, single-family residential, and multi-family residential uses, with commercial development concentrated along the State Hwy 46 North corridor and a combination of residential and commercial uses throughout the remainder of the site.

Staff reviewed the GLUP narrative and map exhibit for consistency with the proposed PUD and evaluated the requested modifications to the Unified Development Code (UDC). If approved, only those standards and regulations specifically identified within the adopted GLUP shall supersede the corresponding provisions of the UDC. All other applicable provisions of the UDC shall remain in full force and effect and govern the future development of the property.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The subject property consists of two undeveloped parcels located along Pecan Parkway and State Hwy 46 North. The combined site area for the proposed development is approximately 179.162 acres.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.18 Planned Unit Development (PUD) may be used to achieve proposed development that does not conform in all respects with the land use pattern designated on the zoning map, the district regulations prescribed by the zoning ordinance, or the requirements of Chapter 3 in the UDC. The PUD may include, through the submission of a General Land Use Plan, a combination of different dwelling types and/or a variety of land uses, which creatively complement each other and harmonize with existing and proposed land uses in the vicinity. The GLUP standards and designs are expected to exceed the quality of development that can be obtained in a standard zoning category.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

North- The properties to the north consist of established single-family residential and commercial uses. The single-family residential development includes the Greenspoint Heights Subdivision, with Unit 1 plat recorded in 2020 and Unit 3C in 2026. The commercially zoned property with frontage along State Hwy 46 North is currently undeveloped.

West- The property to the west is zoned A-R and is currently utilized for agricultural purposes.

East- The properties to the east, located on the opposite side of State Hwy 46 North, are zoned commercial and are developed with existing commercial uses.

South- The properties to the south include Planned Unit Development, Single-Family Residential, Commercial, Agricultural, and Light Industrial zoning districts. Existing developments in the area include the New Quest development and the Westgate Subdivision, both located south of FM 78. Commercial and industrial uses in the area include Cargill and Angel Pest Control.

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):

The subject property is located within two Future Land Use Plan (FLUP) designations: Commercial Corridor and Suburban Residential.

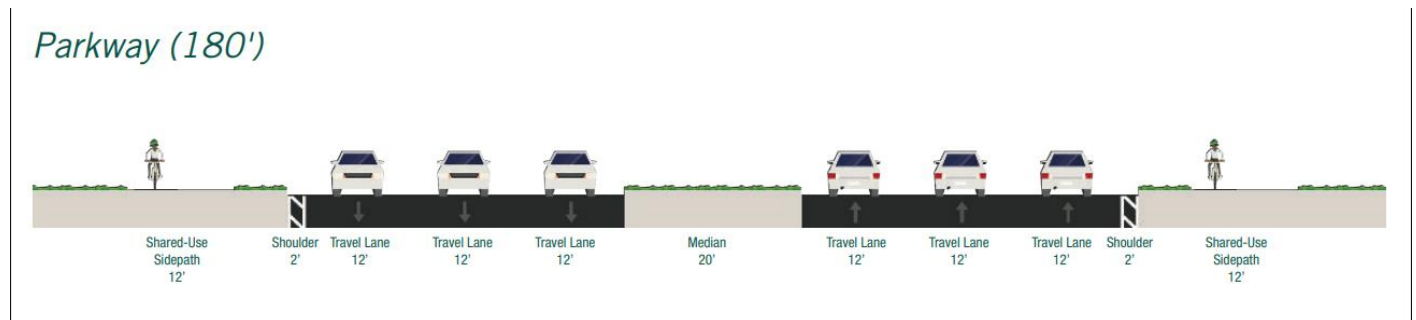
Commercial Corridor designation, located along the State Hwy 46 North frontage, encourages high-quality commercial development and is intended to accommodate large-scale commercial and light industrial employers with primarily indoor operations.

Suburban Residential designation supports the development of single-family and duplex residential neighborhoods, along with complementary neighborhood-serving uses.

The proposed development consists of a mix of residential and commercial uses. The portion of the property fronting State Highway 46 North is designated for commercial development, consistent with the Commercial Corridor Future Land Use designation. The remainder of the site is planned as a mix of single-family residential, multi-family residential, and commercial uses. Overall, the proposed land use pattern is consistent with the intent of the Future Land Use Plan.

TRAFFIC (STREET FRONTAGE & ACCESS):

The subject property has frontage along State Hwy 46 North and Pecan Parkway. Pecan Parkway is designated as a Parkway on the City's Major Thoroughfare Plan and includes a planned 180-foot right-of-way. Driveways to future City streets will be regulated by the City of Seguin. Any proposed driveways or roads connections to State Hwy 46 North will require approval from TxDOT.



GENERAL LAND USE PLAN (GLUP) DETAILS:

The proposed GLUP establishes a mixed-use development consisting of commercial and residential land uses throughout the site. The GLUP divides the PUD into four distinct development areas, each with its own proposed land use mix and development standards.

Area A: Approximately **16.20 acres** located along the State Hwy 46 North frontage. This area is designated for commercial development and proposes direct access from State Hwy 46 North, subject to approval by TxDOT. Development of Area A is anticipated to begin in 2028.

Area B: Approximately **34.00 acres** located immediately west of Area A. This area is proposed for a mix of commercial and single-family residential uses, with primary access provided from Pecan Parkway. Development of Area B is anticipated to begin in 2027.

Area C: Approximately **34.20 acres** located adjacent to Pecan Parkway. This area is proposed for a mix of commercial, multi-family residential, and single-family residential uses. Development of Area C is anticipated to begin between 2028 and 2030.

Area D: Approximately **94.60 acres**, representing the largest development area within the Planned Unit Development (PUD). This area is proposed primarily for single-family and multi-family residential development. Development of Area D is anticipated to begin between 2028 and 2030.

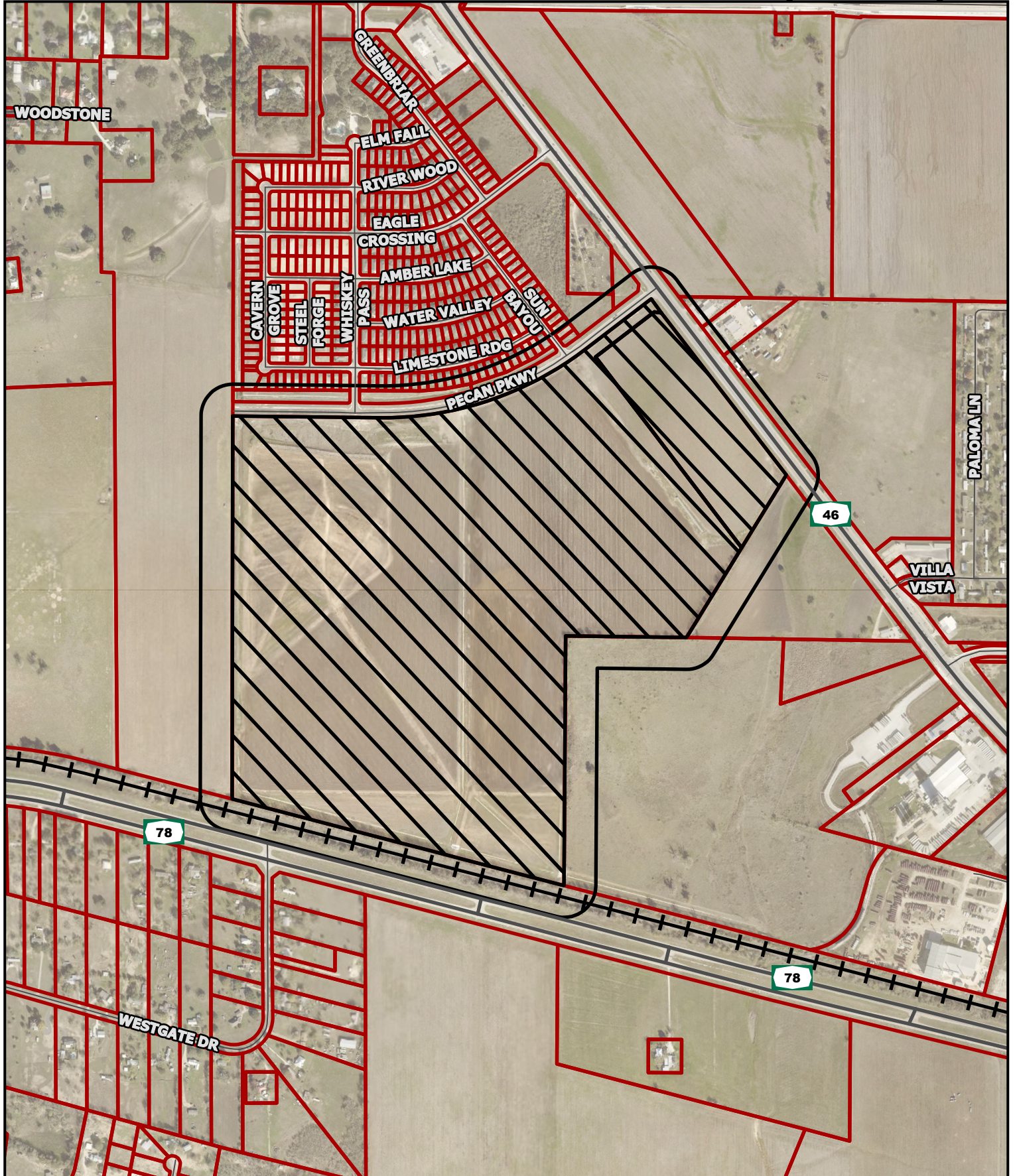
Parking: Modify the parking landscaping and parking requirements, which include reduced parking ratios for accessory fulfillment uses and allowing fulfillment parking spaces to count toward the overall required parking total. While the proposal provides approximately 11.4 square feet of landscaped area per parking space, below the 15 square feet required by City Code, the development exceeds the minimum parking requirement of one space per 250 square feet of retail floor area. Staff supports this modification as a reasonable compromise based on the additional parking provided.

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 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.

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.



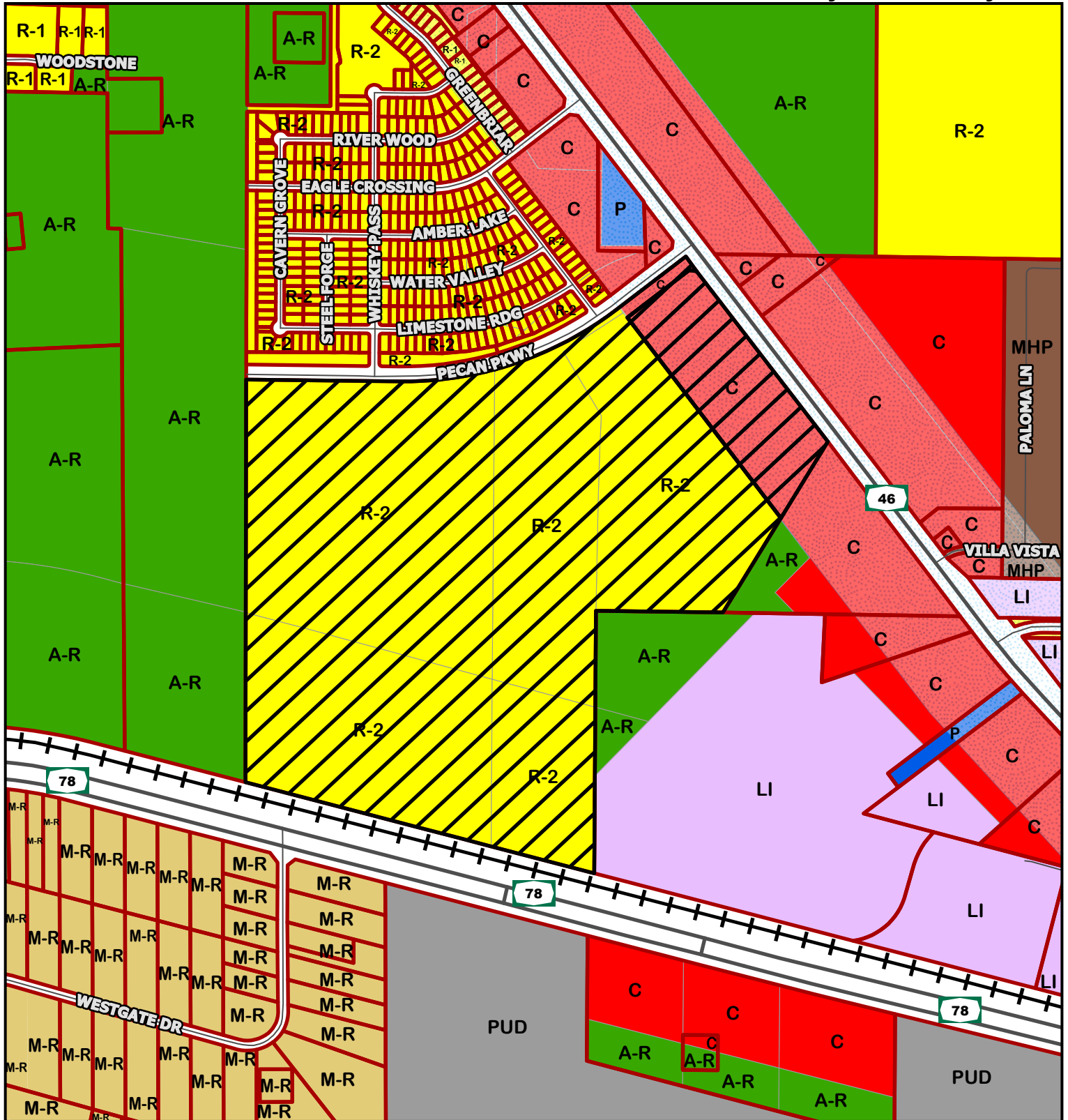
-  Site Location
-  200' Buffer
-  Parcel

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	Suburban Residential	
Industrial	MultiFamily 3	Planned Unit Development		

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Site Location



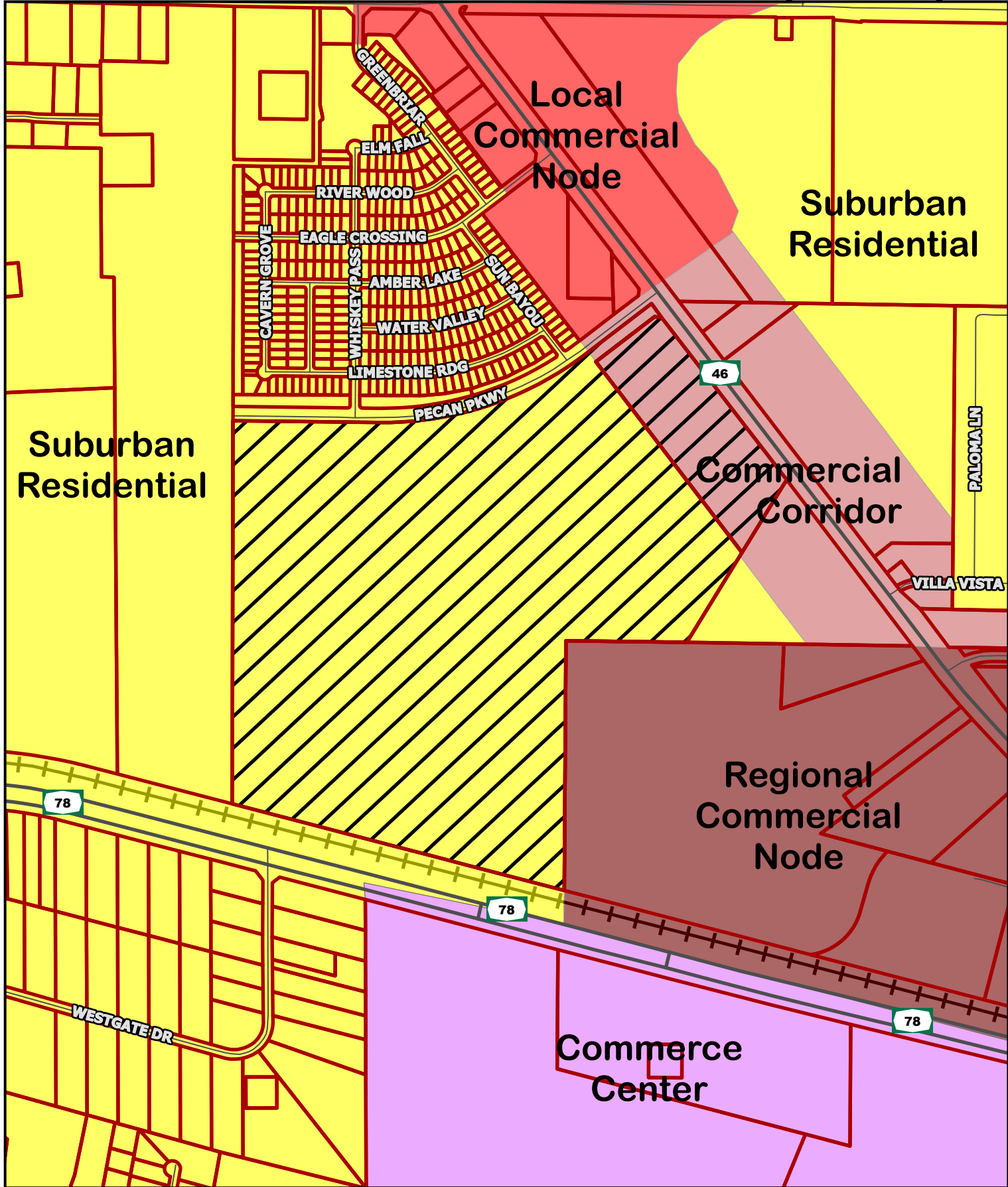
Parcel

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

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 – One (1) landscape island (9.5' x 18') proposed per 15 parking spaces.
- 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.

Drawing Name: N:_Projects\664 - Provident Realty Advisors\644,001 - SH 46 and Pecan Parkway - Retail\CDs\Exhibits\2026.04.07 - Greenspoint Village and Commercial Exhibit_recovered.dwg User: travise Jun 24, 2026 - 3:04pm

Map Exhibit

