



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

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.

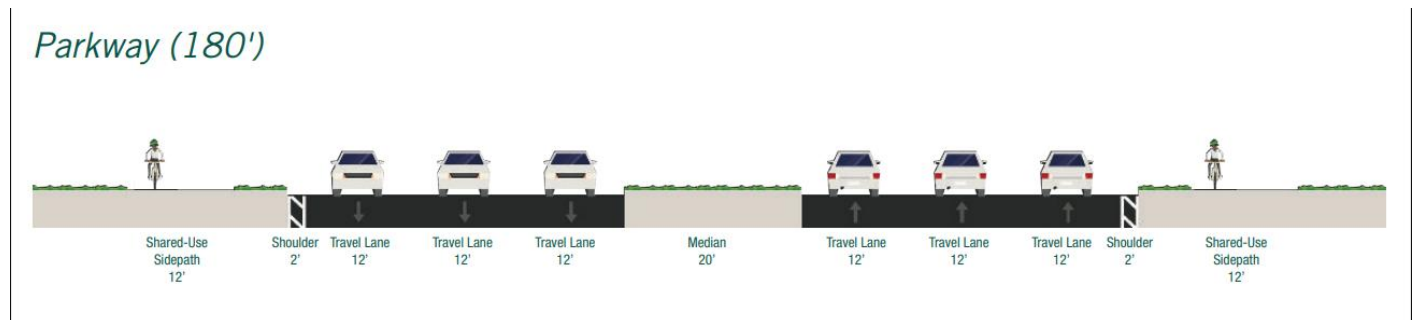
Commercial Corridor designation, located along the State Hwy 46 North frontage, encourages high-quality commercial development and is intended to accommodate large-scale commercial and light industrial employers with primarily indoor operations.

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.

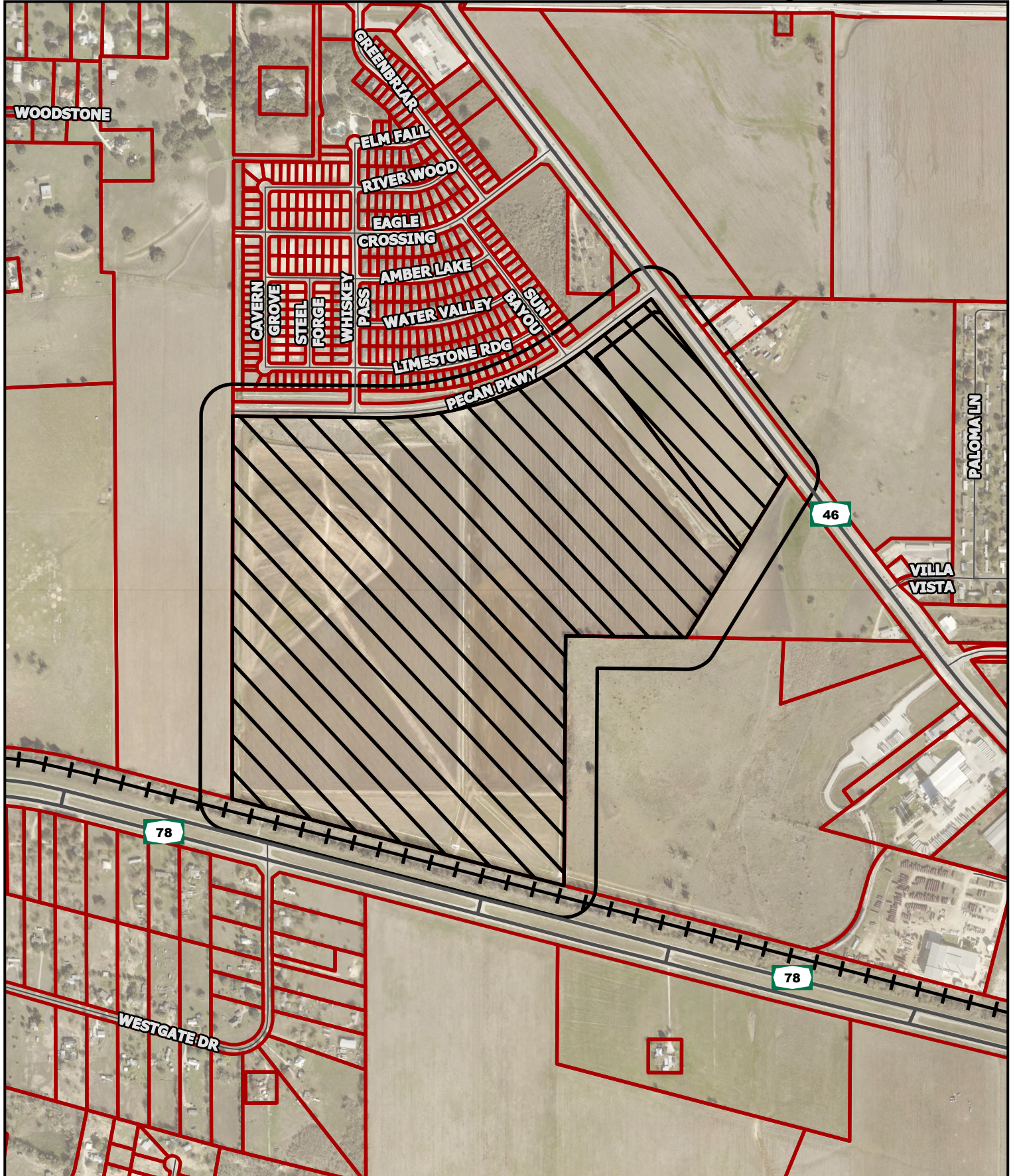
Parking: Modify the parking landscaping and parking requirements, which include reduced parking ratios for accessory fulfillment uses and allowing fulfillment parking spaces to count toward the overall required parking total. While the proposal provides approximately 11.4 square feet of landscaped area 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.



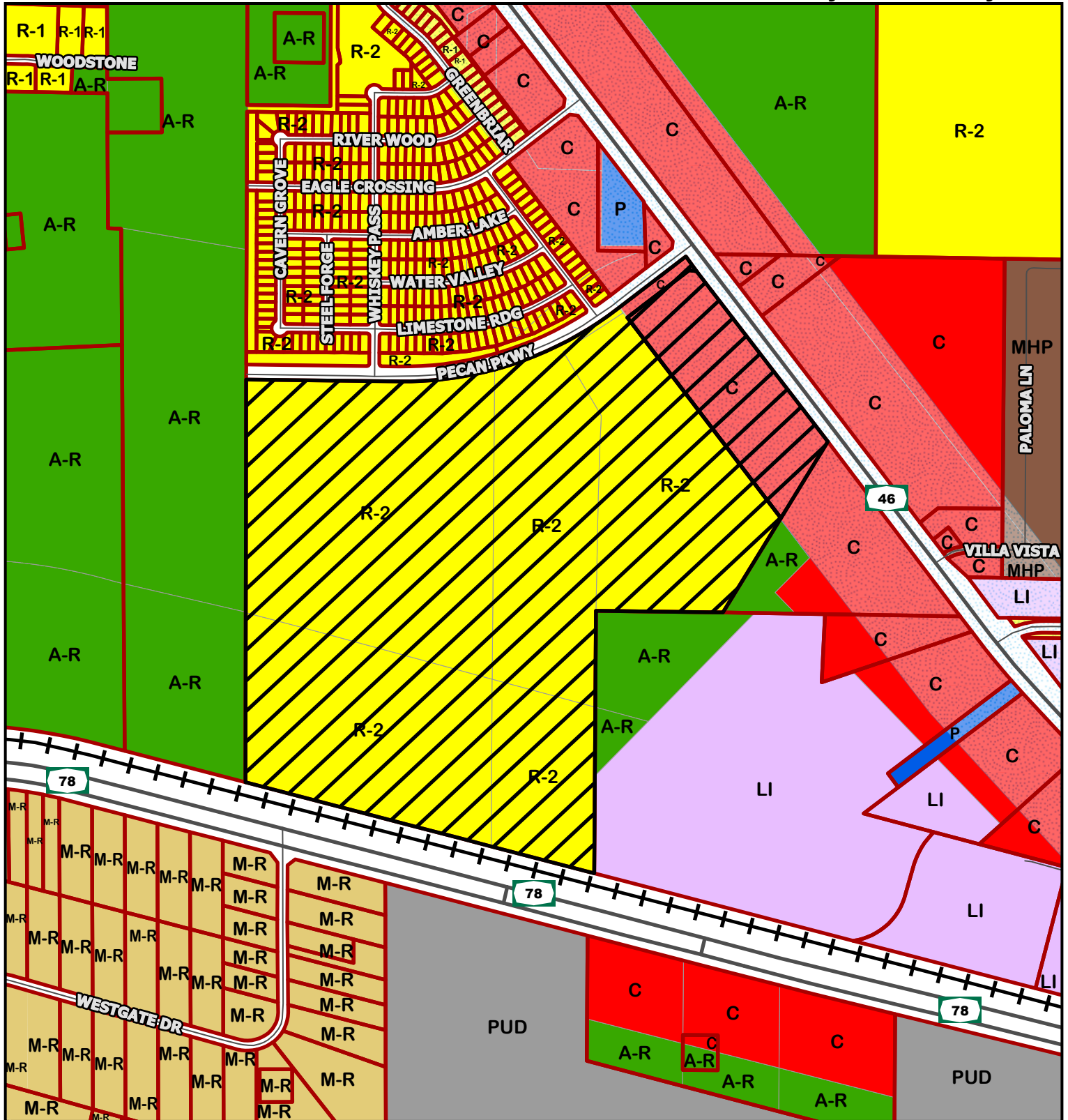
-  Site Location
-  200' Buffer
-  Parcel

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



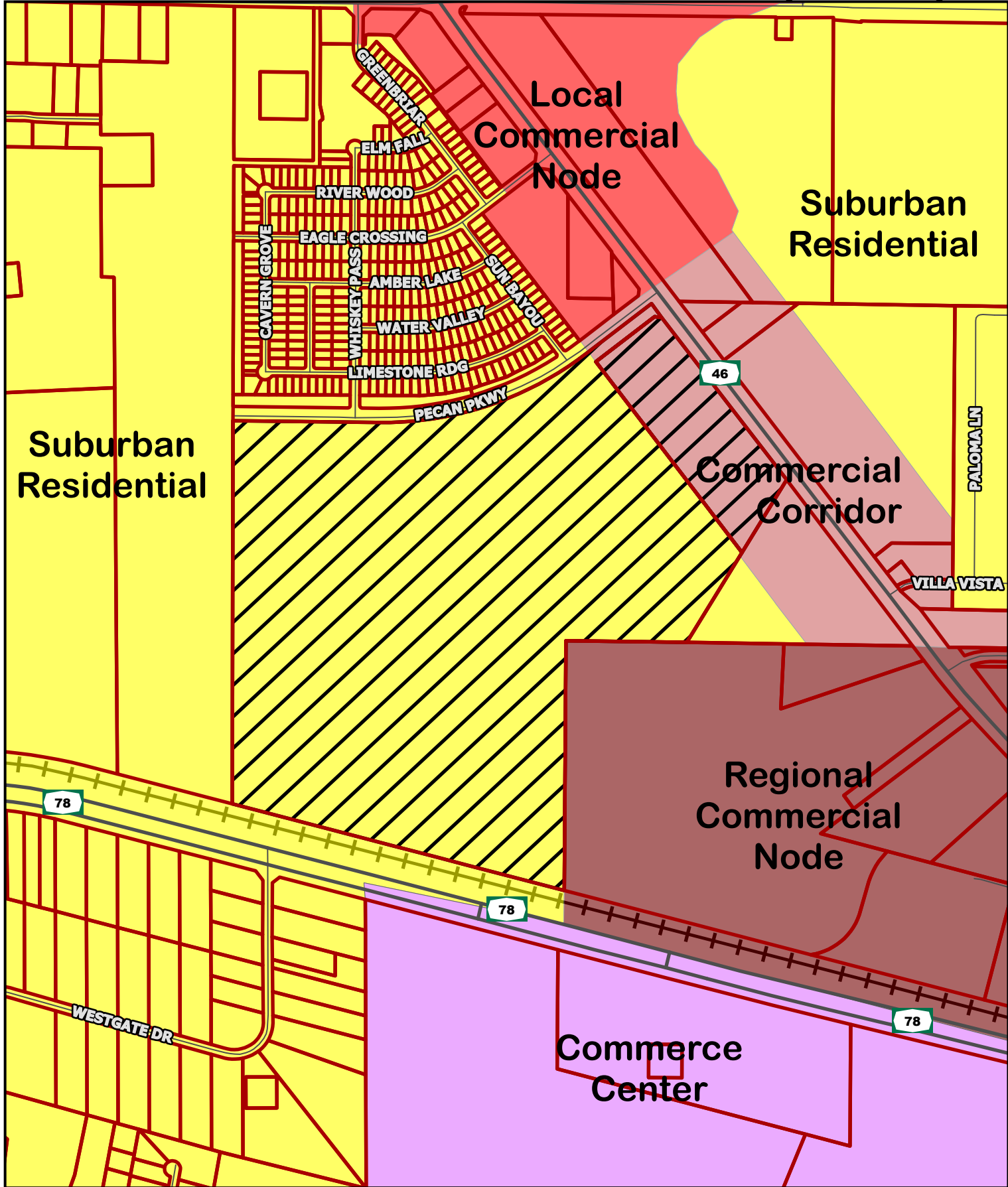
Parcel

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

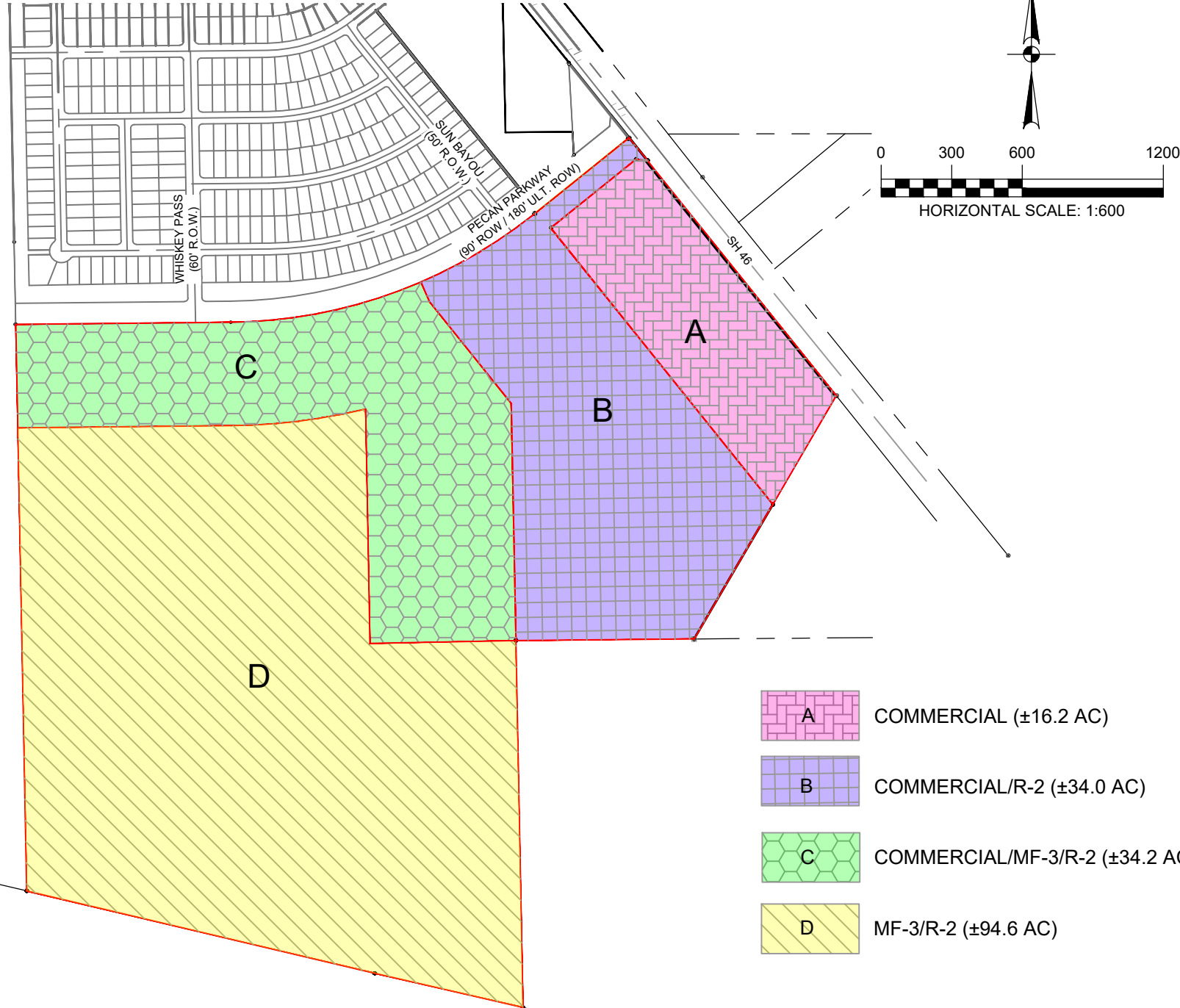
While the site will include multiple lots throughout the development, all signs throughout the PUD development shall be deemed as on-premises signage as long as the business being advertised is located within the PUD development.

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



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPELS FIRM F-10961
TBPELS FIRM 10153600

GREENSPPOINT VILLAGE
GENERAL LAND USE PLAN
AT THE SOUTHWEST CORNER OF
HWY 46 AND PECAN PARKWAY

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: 1015 RudeLOFF ROAD, 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.

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.

RECEIVED
7-20-26

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

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

Reasons and/or comments: Too much traffic, higher volume 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

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.

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REPLY



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

Name: Katherine & Patrick Kopecki

Mailing Address: 1129 Limestone Rdg, 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
1129 Limestone Rdg.
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



1129 Limestone Rdg., Seguin, TX 78155