

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Melissa Reynolds, Assistant City Manager | City Engineer  
**Subject:** **ZC 12-26 (Pecan Pkwy & SH 46)**  
**Zoning Change from R-2 & C to PUD**  
**Date:** July 27, 2026

### Background

The City of Seguin received a zoning change request for approximately 179.162 acres of land at the intersection of Pecan Parkway and State Hwy 46 North, known as the Greenspoint Village development. The property is currently zoned Single Family Residential (R-2) and Commercial. 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 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 evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The 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 serve 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.
- 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.
- The property has frontage along 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.

### Action Requested

Staff is requesting action on the applicant's request to rezone the property to Planned Unit Development (PUD).

### Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on July 14, 2026. Following a public hearing the Commission voted 6-0-0 to recommend approval of the zoning change request to Planned Unit Development (PUD).

### Attachments

- Final Report of the Planning & Zoning Commission
- ZC 12-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance