



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):

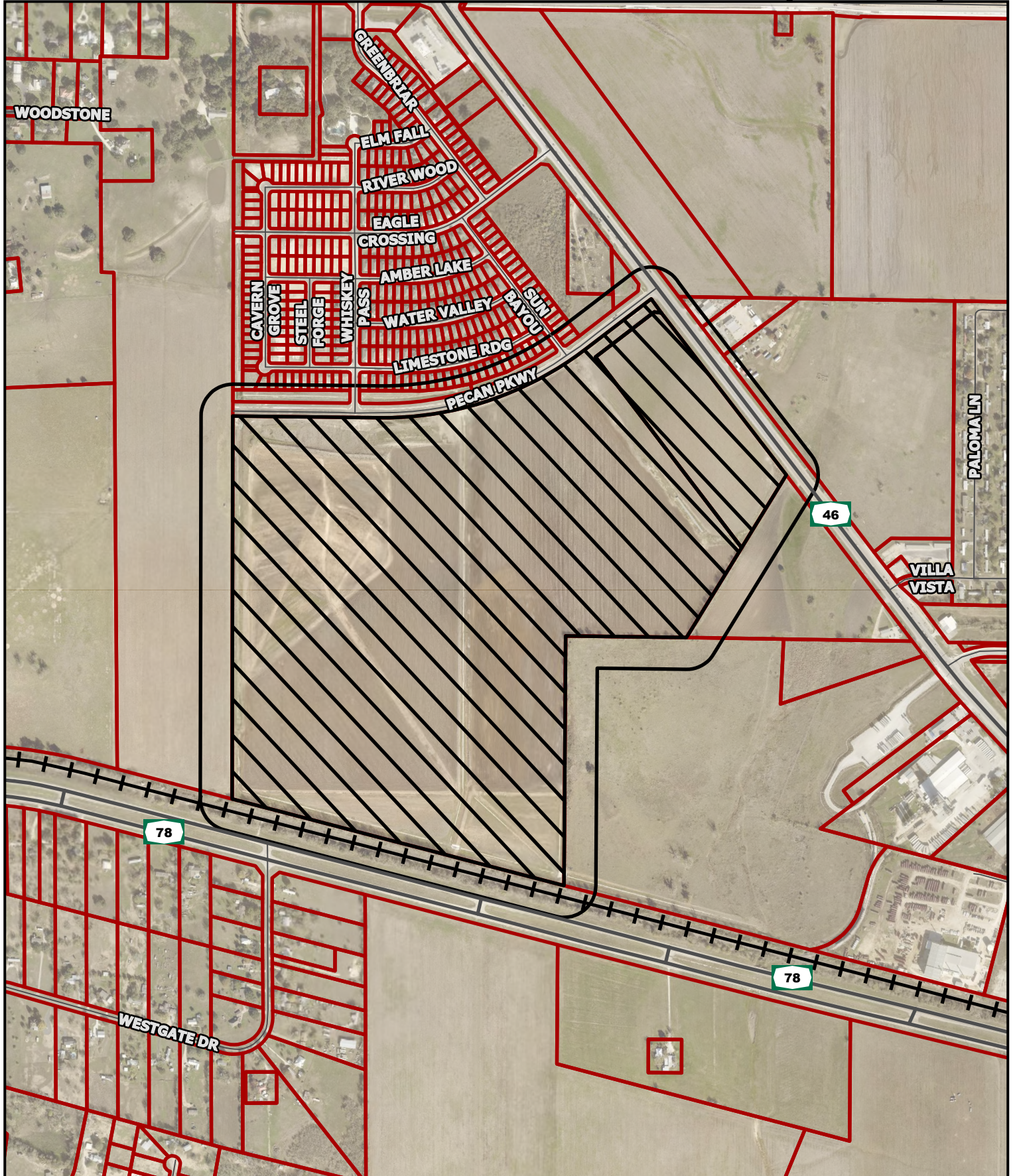
The property has frontage on the State Hwy 46 as well as Pecan Parkway. State Hwy 46 is under TxDOT jurisdiction, while Pecan Parkway is maintained as a city right-of-way. Any proposed access onto Pecan Parkway will be required to meet all applicable City standards and regulations.

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



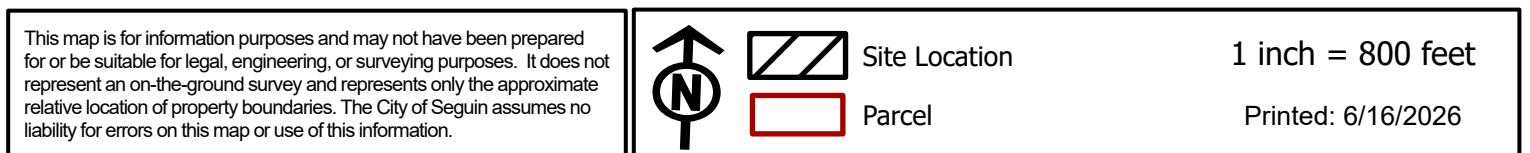
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



-  Site Location
-  200' Buffer
-  Parcel

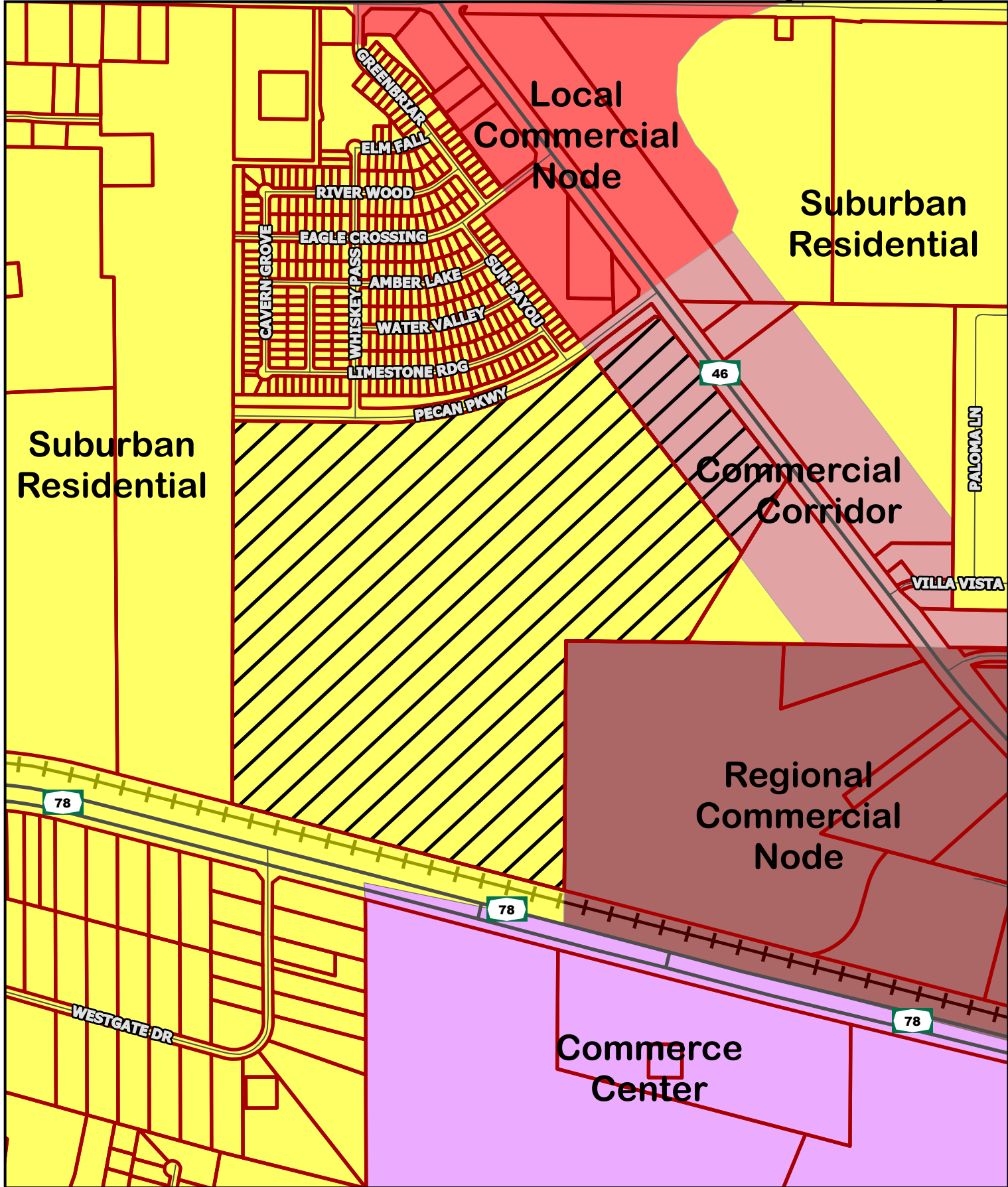
1 inch = 800 feet

Printed: 6/23/2026



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

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