

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: **GLUP 03-26**
General Land Use Plan for Greenspoint Village development at Pecan Pkwy & SH 46
Date: July 27, 2026

Background

The proposed Greenspoint development is a mixed-use development located at the intersection of Pecan Parkway and State Hwy 46 North. It 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 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.

Only those modifications specified in the accompanying GLUP documents, as approved by City Council, shall vary from the standard regulations. All other local and state regulations not modified in the GLUP shall apply to the development of the site.

Action Requested

Staff is requesting action on the applicant's request for a General Land Use Plan (GLUP) for the Planned Unit Development at Pecan Pkwy & SH 46, more commonly known as the Greenspoint Village development.

Recommendation

Staff presented the GLUP 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 General Land Use Plan with the condition that the landscape island requirement be removed from the General Land Use Plan.

Attachments

- Final Report of the Planning & Zoning Commission
- GLUP 03-26 Staff Report & Location Maps
- Draft Resolution adopting GLUP 03-26
- GLUP documents, including the narrative and associated map exhibit