



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

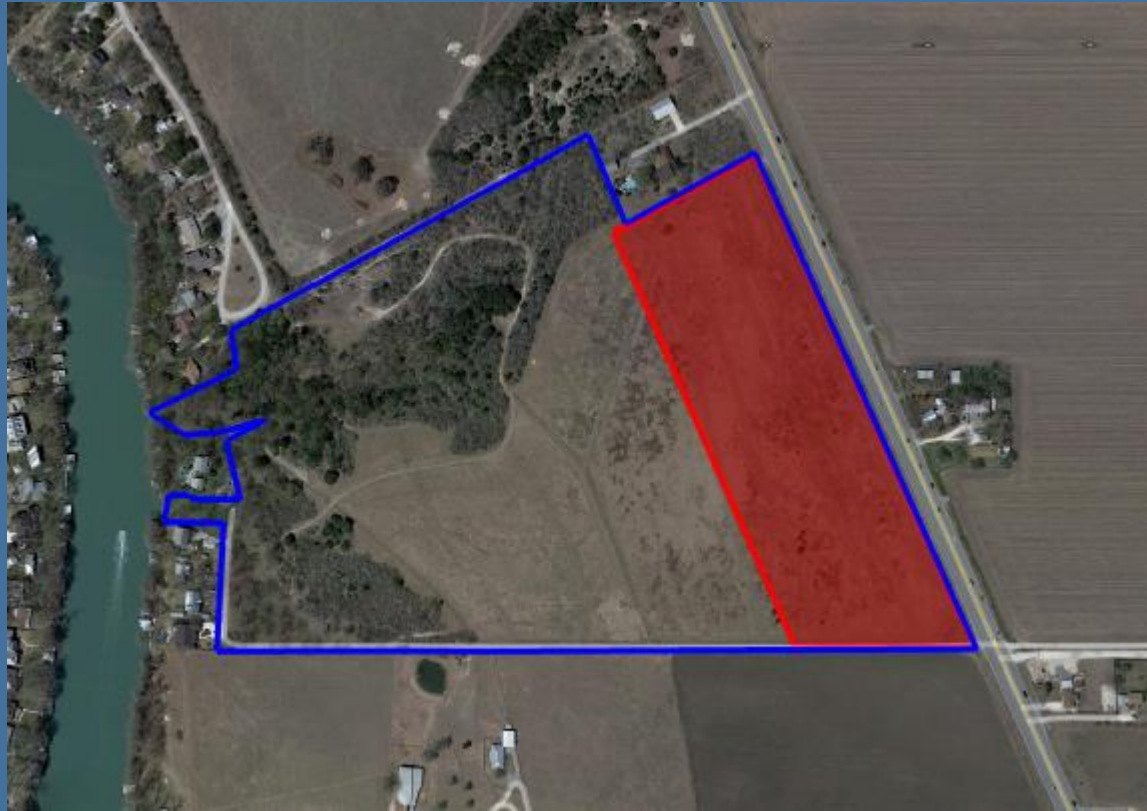
SH 46 Commercial

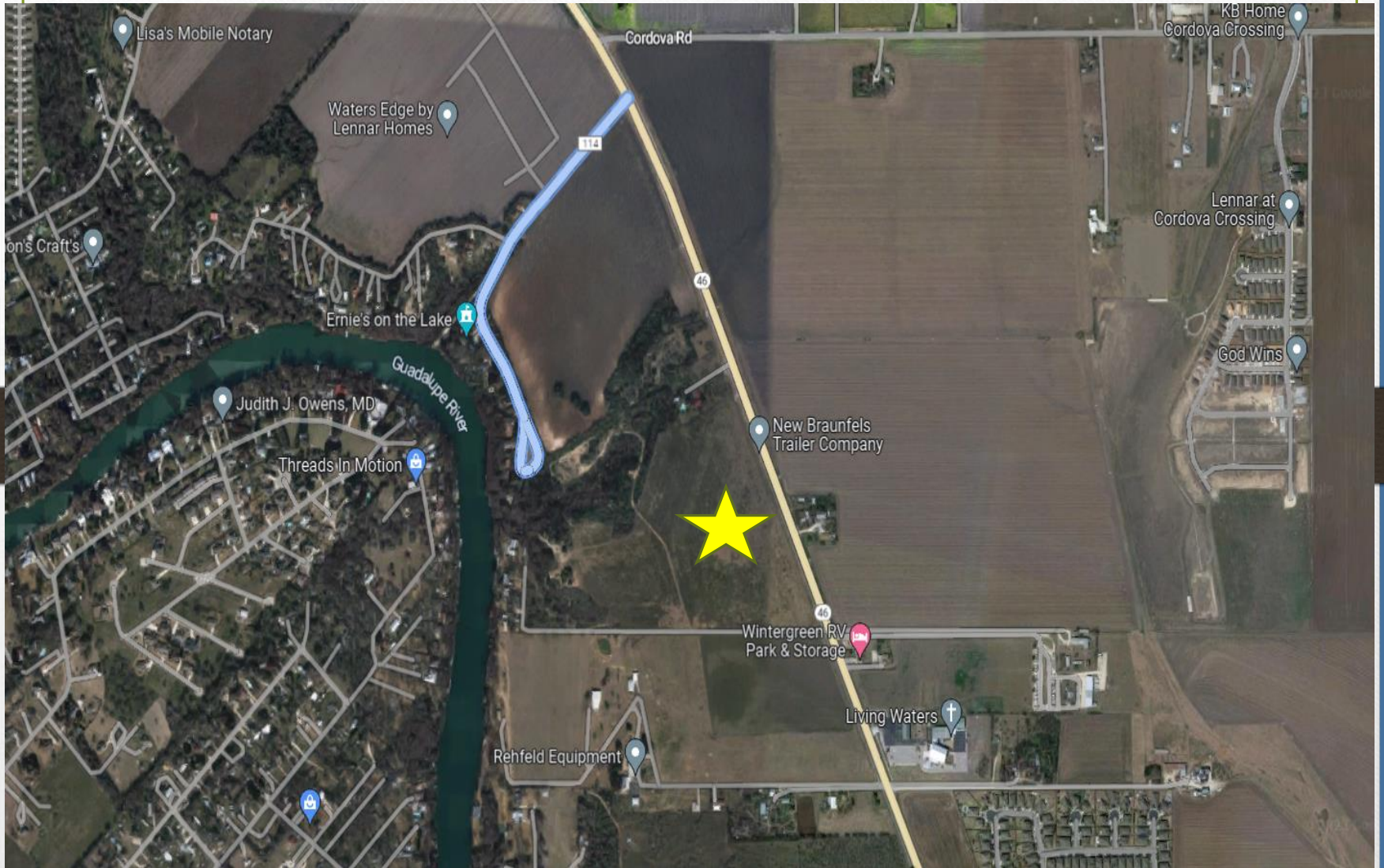
ZC 02-23

March 7, 2023

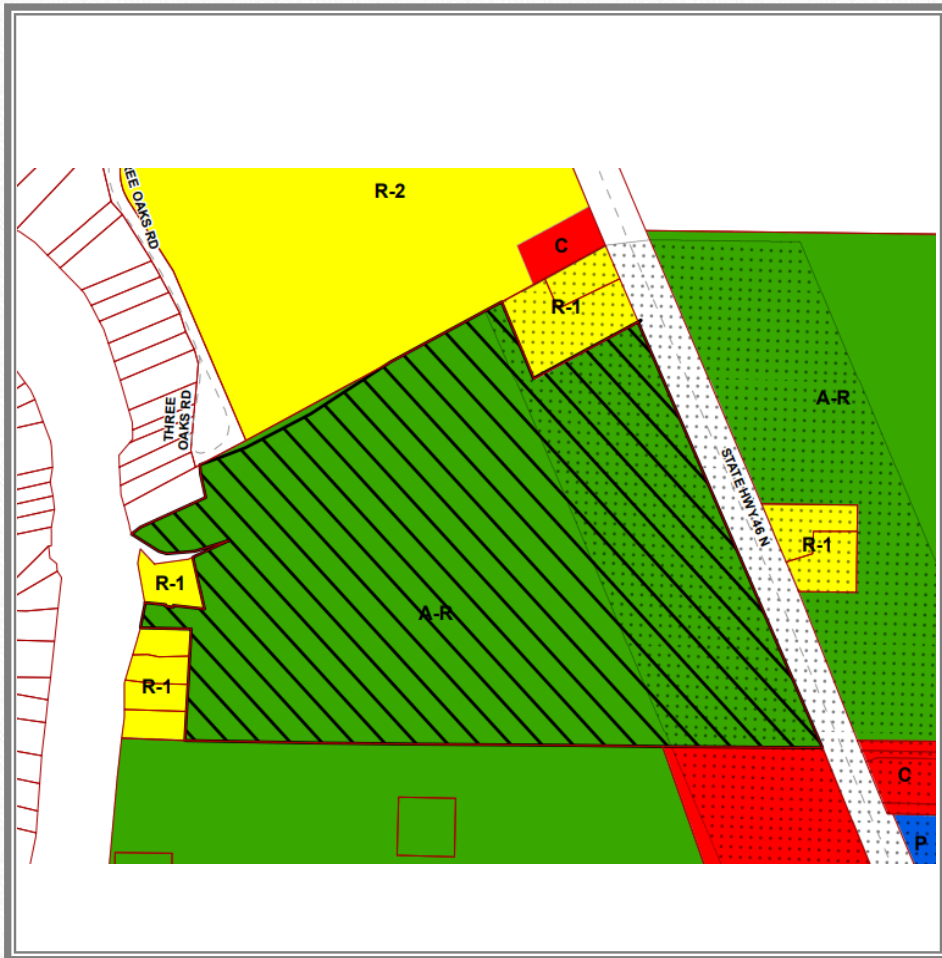
Property

- Approx. 18.1 Acres
- 3900 Blk of SH46
- SW of Intersection at Cordova Road
- E of Guadalupe River
- Surrounding Uses:
 - Commercial
 - Single-Family
 - Industrial
 - Church
 - Ag/Undeveloped





Zoning

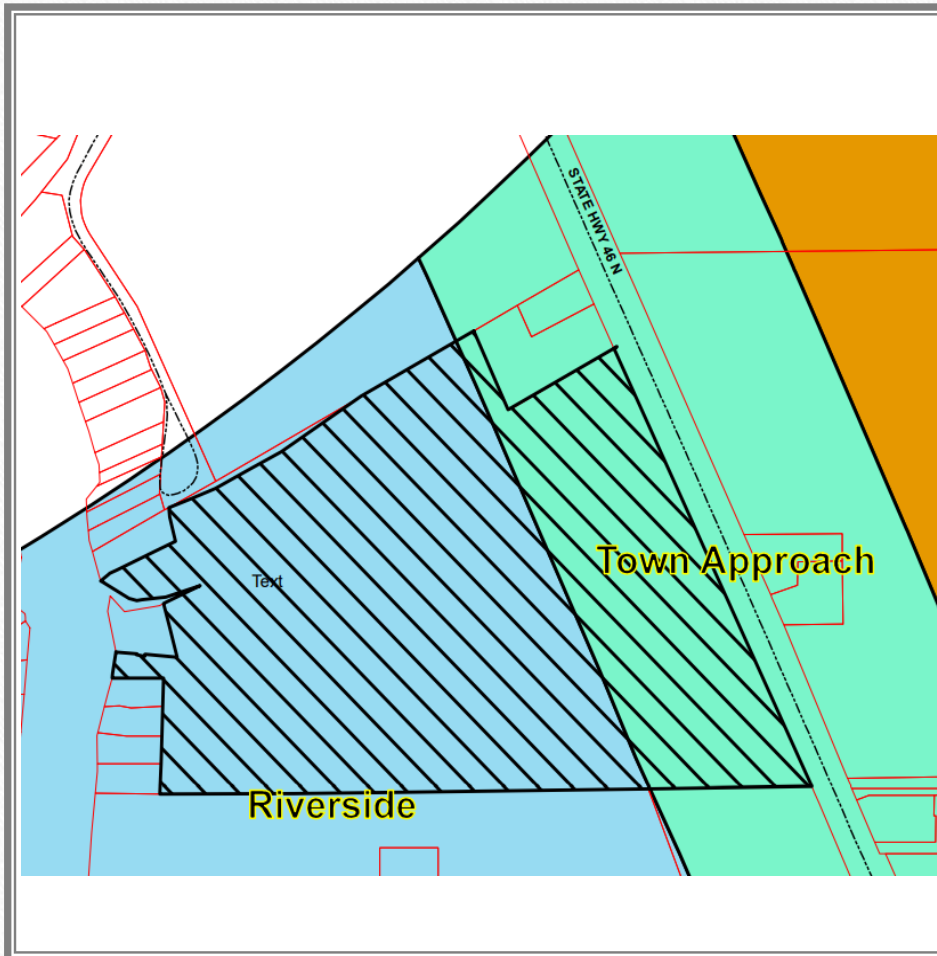


- Current: A-R
- Proposed: C

- P&Z Recommendation:
Approval

Land Use

- Town Approach




Zoning Category	Abbreviation	Use Qualification
Agricultural Ranch	A-R	As of Right
Suburban Residential	SR	As of Right
Single Family Residential	R-1	As of Right
Zero Lot Line	ZL	Subject to Review
Commercial	C	As of Right
Public Use	P	As of Right
Retail	R	As of Right
Planned Unit Development	PUD	As of Right
IH 10 Corridor Overlay District	IH 10	As of Right
State Hwy 46 Corridor Overlay District	SH 46	As of Right
State Hwy 123 Corridor Overlay District	SH 123	As of Right

15. TOWN APPROACHWAY

Intent

As highway traffic increases in the region, it becomes increasingly important to develop a cognitive form for the City along its major approachways. Although much of this area is unbuilt today, property along highways is generally the first to attract development. Because of this, land use designations in the Town Approachway districts should provide indication of approach into the City of Seguin, preserving the character of the adjacent landscape. They should also encourage appropriate development practices that reinforce the sequential intensification of the road (as it approaches downtown) but is also compatible with the land use districts being traversed. The primary land uses in this district include multi-family residential, agricultural, conservation areas, and rural single family residential.



CLASSIFICATION	DENSITY RANGE	
	Residential (dwelling unit/acre)	Non-Residential (Floor-Area Ratio)
Acceptable	< 5	0.2 - 0.3
Conditional	6 - 10	0.4 - 0.5
Restricted	11 - 12	0.6 - 1
Not Recommended	> 12	> 1

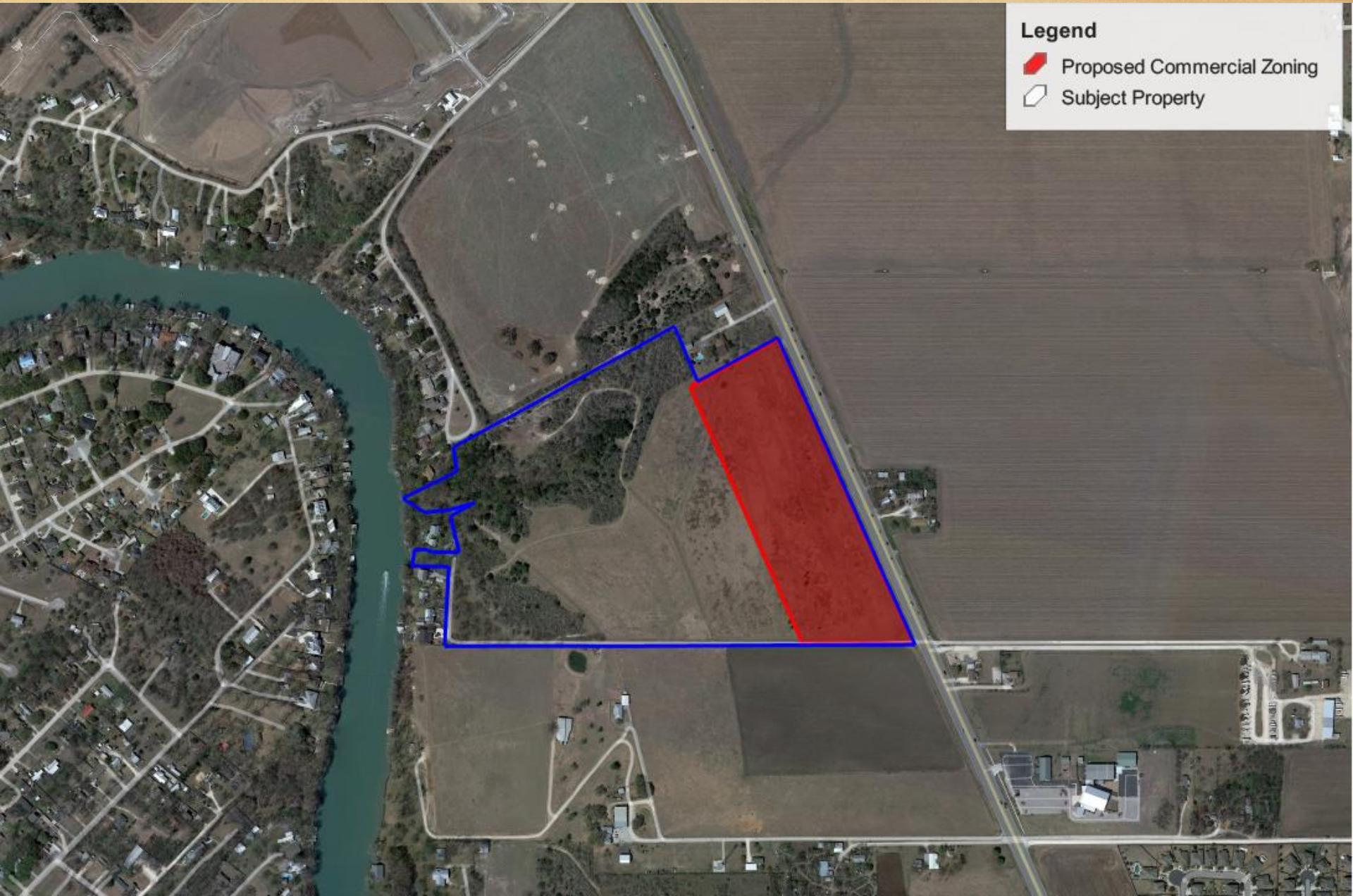
Figure 55. Within the Town Approachways of Seguin, the predominant form is suburban in nature. Medium residential density and low non-residential density ranges are established. The classifications are defined as follows:

Acceptable: No added conditions required for approval.

Conditional: Require review by City Staff. Design improvements shall be made that will accomplish objectives of the Town Approachways.

Restricted: Require Council Consideration. Formal recognition of conflict with district character and intent is required.

Not Recommended: Development plan is not appropriate for Town Approachways.



Legend

-  Proposed Commercial Zoning
-  Subject Property