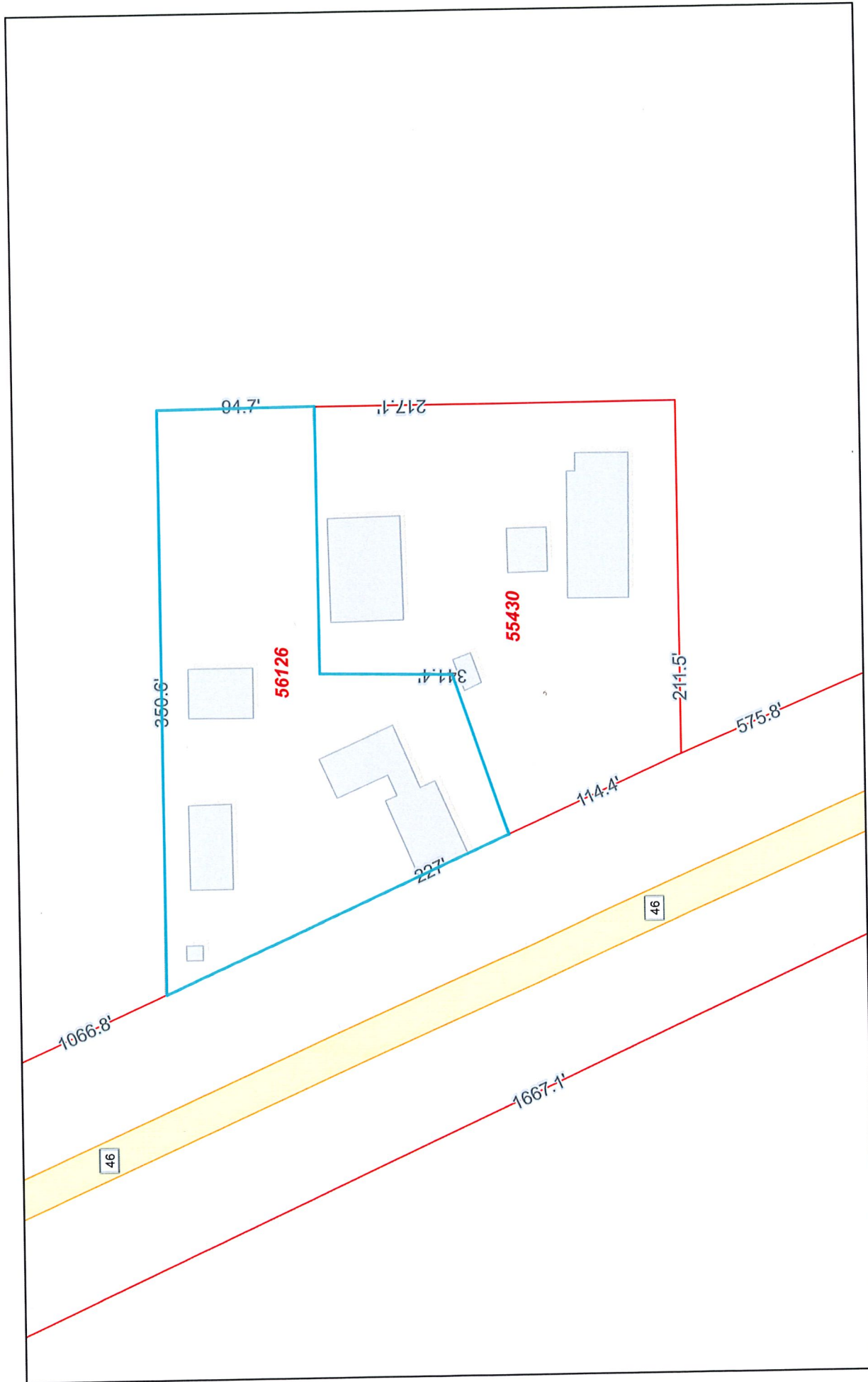


Guadalupe CAD Web Map



4/24/2026, 3:44:48 PM

▭ Parcels Lot Lines

▭ Abstracts ▭ Guadalupe County Boundary

1:1,128

0 0.01 0.01 0.03 0.03 0.05 mi

0 0.01 0.01 0.03 0.03 0.05 km

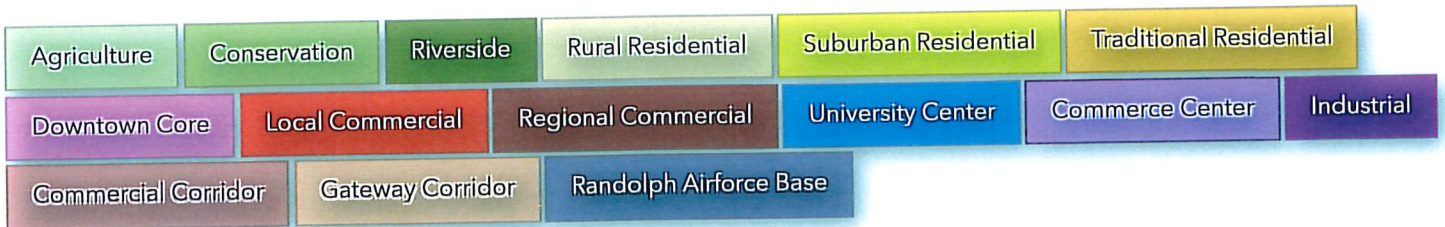
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Guadalupe County Appraisal District, BIS Consulting - Disclaimer: This product is for informational purposes only and has not 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 boundaries.



MESA Design Associates, Inc.

Seguin Future Land Use





Future Land Use Plan



Info



Seguin Future Land Use: Commercial Corridor

Zoom to

Purpose and Character

The Commercial Corridor is centered along highways and major thoroughfares and should accommodate medium- to largescale commercial development. Uses within Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Limited residential development may be suitable in this classification when secondary to commercial development.

Development within Commercial Corridor areas should orient toward larger thoroughfares, close enough to retain visibility. Enhanced development standards, such as landscaping requirements and façade treatment, should be required to promote high-quality commercial development. Driveway access to highway service roads will be limited; therefore, interconnectivity within developments should be encouraged. Nonresidential development should be compatible in scale with adjacent residential uses.



Density	Intensity	Scale
4 to 6 DUA	75% Lot Coverage High Intensity	2 to 5 Stories Mid- to High-rise
Development Type & Appropriateness		Considerations
Single-Family Homes	○○○○	
Duplex Homes	●●○○	Appropriate if planned comprehensively with commercial development along main thoroughfares.
Multifamily Homes	●○○○	Appropriate if near intersections of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities.
Neighborhood Commercial	●●○○	Appropriate if integrated within larger, regional commercial developments.
Regional Commercial	●●●●	
Light Industrial	●●○○	Appropriate if integrated within larger, regional commercial developments.
Heavy Industrial	○○○○	



1,000 ft



SEDC finalizes purchase of 133-acre site for future TSTC Campus

Seguin, TX, USA / Seguin Today

[Cindy Aguirre](#)

Aug 25, 2025 | 12:01 AM



(Seguin) – A statewide initiative designed for Seguin took a major step forward this week as the Seguin Economic Development Corporation (SEDC) finalized the acquisition of a 133-acre property that will serve as the future home of Texas State Technical College (TSTC) in Seguin. The campus will serve as a regional training hub.

The tract, located at State Highway 46 and Cordova Road, will be conveyed to TSTC at a later date, clearing the way for the construction of a new campus designed to meet the workforce needs of a rapidly growing region.

While parting with the land was not easy, Josh Schneker, the executive director of the SEDC, says the family agreed to the sale with the belief that the project would leave a lasting mark on Seguin and beyond. has been in the Urban family for generations.

“We worked very closely with the family over the past year and it is always a difficult decision especially with a piece of property like this that goes back generations in their family and when we first sat down with the family and talked to them about this project, they immediately opened up to the opportunity of being a partner with us on it and it wasn’t about making money. It was about doing something that is going to better this community for generations to come and they wanted to be a part of that and that’s what makes this, I think, just extra satisfying is that we were all able to work together. We all have the same vision in place that we want to make Seguin, we want to make Guadalupe County and everywhere around us a better place. We really couldn’t have done it without the Urban Family – I am just so grateful to all of them – I guarantee to them that we are going to make them proud about what we are going to be able to deliver on site,” said Schneker.

The SEDC and TSTC will work closely together to accomplish this transfer and bring the vision for the project to reality.

Schneker says the acquisition fulfills a long-standing objective – TSTC’s planned expansion into Comal and Guadalupe counties, enabled by the 2023 passage of House Bill 4997, authorizes the college to operate by right in these counties. In December 2024, TSTC officially announced its plans to establish a permanent campus in Seguin, citing the region’s strong workforce demand and rapidly growing economy.

City officials say TSTC's new campus will provide world-class training opportunities to support high-demand careers in advanced manufacturing, welding, industrial systems, engineering, health care, and emerging technologies.

TSTC Chancellor Mike Reeser also emphasized the importance of this milestone: "This acquisition is the foundation for a permanent campus in Seguin, which will allow TSTC to deliver on its mission of strengthening Texas with a highly skilled workforce. We look forward to partnering with the local leaders and industry to create opportunities that benefit students, employers and the entire region."

Schneuker says the benefits of this new campus will extend far beyond Seguin's city limits. With its central location along State Highway 46, he says the site is positioned to serve students and employers across Guadalupe and Comal counties, as well as the broader I-35 and I-10 corridors.

By aligning its programs with local industry needs, Schneuker says TSTC will strengthen the regional workforce pipeline and open new career pathways for students and residents alike.

He says this expansion further solidifies Central Texas as a competitive destination for investment, job creation, and long-term economic growth.

"By securing this prime piece of property, we are laying the foundation for a project that will transform the educational and workforce landscape of our community for generations. What better thing to do than bring in a technical college that is going to help provide skillsets for folks to get into high demand, high wage occupations, help grow our local economy by keeping our existing employers satisfied and helping to recruit new employers into our communities," said Schneuker.

The project has been described as a collaboration across city and county lines. Key partners include the Seguin City Council, Guadalupe County leadership, the City of New Braunfels, the Greater New Braunfels Chamber of Commerce, the New Braunfels Economic Development Corporation plus other regional stakeholders who have worked collectively to see this project through.

With the land now secured, Schneuker says SEDC will continue working with TSTC leadership and all partners on site planning and preparation for campus development.

Although construction isn't expected to begin for a few more years, Schneuker says acquiring the land now should help accelerate the process and bring the center to reality sooner rather than later.



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today

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