

City of Seguin

Planning/Codes Department

Memorandum

Date: March 9, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Proposed Amendments to the Seguin Thoroughfare Plan

With the recent increase in development, the urgency to update the City of Seguin's Future Thoroughfare Plan has increased. With the approval of the recent budget adjustments, City staff has been instructed to start that process. Meanwhile, a number of plats have been submitted that are affected by the existing Thoroughfare Plan. In order to move forward with the platting process staff is proposing the following three amendments:

1. The reduction of the right-of-way requirement from 180 feet to 120 feet for the segment of FM 725 Arterial from the Outer Loop to the Seguin/New Braunfels ETJ boundary. This reduction will match the Texas Department of Transportation (TxDOT) Right-of-Way plan. Changing the right-of-way for this section of the Seguin Thoroughfare would bring consistency between TxDOT's and Seguin's .
2. The removal of a proposed 2 lane, undivided collector between FM 725 and S State Hwy 123 Bypass. Developing the existing alignment of this proposed thoroughfare would take it through existing structures. Realigning this collector onto an existing road (Meadowlake Dr) or through undeveloped land would be more feasible to develop.
3. The reduction of the right-of-way requirement from 180 feet to 120 feet for the segment of US 90 Arterial from N Vaughan to IH 10 W. This reduction will match the TXDoT Right-of-Way plan. Changing the right-of-way for this section just like the reduction for FM 725 would bring consistency.

Staff presented the proposed amendments to the Planning and Zoning Commission on March 8, 2016. Follow a public hearing and presentation by staff the Commission recommended approval of the amendments. Attached please find copies of the Final Report of the

Commission, the Resolution adopting the proposed amendments, and the accompanying map exhibits.