

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: Proposed Thoroughfare Plan Amendments

Date: December 28, 2021

City staff is recommending an amendment to the Master Thoroughfare Plan for a portion of the proposed Outer Loop, also known as Pecan Parkway. The Plan serves as the primary tool to enable the City to preserve future corridors and the necessary right-of-way to establish corridors as development occurs. The Outer Loop is proposed to provide needed relief points at regional highway intersections and provide cross-town connections within areas of new growth.

Currently, the Thoroughfare Plan identifies the Outer Loop as a Parkway with a typical cross-section of six divided lanes. The original Thoroughfare Plan identified sections of the Outer Loop with a typical cross-section of four divided lanes. Thoroughfare cross sections are planned and constructed, in some areas, with an alternative design that may be more appropriate due to existing physical constraints, the character of the land use in the surrounding area, and the preferences of the community. Street designs will vary in its cross section based on these and other factors.

In February 2020 the City of Seguin hired Kimley-Horn to prepare an alignment study for the Outer Loop in the northwest quadrant of the City. The study proposes a 4 lane divided cross-section with right-of-ways that vary in width from 120' to 180'. The developer of a property bisected by the proposed Outer Loop has purchased the property for a proposed residential development. Per the alignment study, the Outer Loop is proposed to be shifted to the western boundary of the affected property with a 130' right-of-way width. Based on the alignment study, staff is recommending an amendment to the Thoroughfare Plan for the portion of the Outer Loop that affects the proposed development.

Staff presented the proposed amendments to the Planning & Zoning Commission on December 14, 2021. Following a public hearing, the Commission voted to recommend the amendments as presented. Attached please find copies of the Final Report of the Commission and the Resolution for the amendment to the City of Seguin Master Thoroughfare Plan.