



**CAPITAL
PROJECTS/
ENGINEERING**

MEMORANDUM

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

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: City of Seguin Master Thoroughfare Plan Amendment
60-foot Proposed Collector

Date: April 5, 2022

Staff is proposing an amendment to the City of Seguin's Master Thoroughfare Plan (MTP) to add a 60-ft collector between Huber Rd and SH 46 N.

Collector streets are defined in the City's Code of Ordinances (Sec. 90-91) as streets which carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development. The proposed 60-ft collector between Huber Rd and SH 46 N will be constructed by developers as the surrounding land is developed to serve the traffic generated by the growth and promote connectivity in the region for the residents of future development in this area.

Concerns were voiced from citizens at the February 2022 Planning and Zoning Commission meeting regarding increased traffic on local/residential streets in areas of Seguin with increased growth. As the area north of IH 10 between SH 46 and SH 123 is an area of high growth, planning for this growth will help mitigate such traffic concerns in the future by discouraging excessive through traffic on local/residential streets, as required by the UDC (Section 4.1.4.E). The proposed collector will provide more connectivity from the existing and future residential developments to SH 46, which is classified as a "major arterial" in the MTP. Coral Way is an existing residential collector in the Village of Mill Creek development that will intersect the proposed collector as the adjacent land develops and the proposed collector is constructed. Any new developments in this area would be required to design connections to the collector to serve their development, as well as the collector itself.

The intersection of the proposed collector with SH 46 will serve as an important connection for traffic in the surrounding developments to access SH 46 without having to travel to either Cordova Road or Rudeloff Road. In the future, with proposed TxDOT widening of SH 46, this access will become right-in, right-out only. City staff have presented the proposed general location of this intersection with SH 46 to TxDOT and

have received guidance on TxDOT's preferred intersection location, which is reflected in the attached map. This location takes into account the proposed widening of SH 46 and the location of the associated new access ramps that will be constructed with that project, spacing between existing arterial roadways, spacing between existing driveways, and the space to construct a right turn deceleration lane on SH 46 for the proposed collector.

Staff presented their findings to the Planning and Zoning Commission on March 8, 2022. The Commission voted to recommend denial (4-3-0) of the addition of a proposed 60 ft collector to the MTP between Huber Rd to SH 46 N.

Staff is recommending the addition of a proposed 60 ft collector to the MTP between Huber Rd to SH 46 N as shown on the attached map. Note that the MTP is a planning level document and shows general alignments of future roadways for planning purposes. The final alignment of any roadway on the MTP is determined at the design phase when the land is developed to meet the constraints of the site and the needs of the existing and future roadway system. Staff will be available to answer any questions at the April 5, 2022 City Council meeting.