



PLANNING & CODES

Planning and Zoning Commission Report Seguin Master Thoroughfare Plan Amendment – Pecan Parkway

An Amendment to the Seguin Master Thoroughfare Plan was considered during a public hearing at the Planning & Zoning Commission meeting on December 14, 2021:

Helena Schaefer presented the amendment to the Seguin Master Thoroughfare Plan. She explained that Outer Loop, which is known as Pecan Parkway is composed of existing roads but bisects large tracts of undeveloped land. The developer of one of these large tracts of undeveloped land has asked the City to amend the Parkway alignment to the western boundary of the proposed development. This re-alignment would affect 5100 feet of the Parkway and is located between Rudeloff and Field Rds. As well Staff is requesting the proposed future right-of-way for this section of Pecan Parkway be reduced from 180 ft to 130 ft. A 2020 study conducted by Kimley Horn & Associates found that this reduction of 50 ft would still maintain the parkway's effectiveness. The Commission has several questions for Staff to include a typical cross section of a parkway, the width of pavement, the possible effects from the right-of-way reduction, etc. Staff recommended the approval of the re-alignment of Pecan Parkway between Rudeloff Rd and Field Rd for a proposed residential development and the reduction of the proposed right-of-way from 180 ft to 130 ft for this 5100 foot section.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the information given regarding the Amendment to the Seguin Master Thoroughfare Plan, Commissioner Gettig moved that the Planning and Zoning Commission recommend approval to City Council. Commissioner DePalermo seconded the motion. The following vote was recorded:

MOTION PASSED 8-0-0

A handwritten signature in black ink that reads "Francis Serna".

Francis Serna,
Planning Assistant

A handwritten signature in blue ink that appears to read "H. Schaefer".

ATTEST: Helena Schaefer,
Senior Planner

MEMORANDUM

To: Seguin Planning and Zoning Commission

From: Helena Schaefer, Senior Planner

Subject: Thoroughfare Plan Amendment – Pecan Parkway

Date: December 8, 2021

From time to time, there is a need to amend the Master Thoroughfare Plan due to proposed developments or expansion of the City's boundaries.

Pecan Parkway is the "Outer Loop" of the City of Seguin's Master Thoroughfare Plan. As the name suggests, it is a roadway meant to encircle the City. The initial placement of the parkway involved the use of existing roads, but also bisected large tracts of undeveloped/farmland where there are no roads. Pecan Parkway was re-aligned in 2019 for the Greenspoint residential developments, directly west of State Hwy 46 N. This re-alignment was necessary to match the two developments' collector streets with the thoroughfare plan.

For this re-alignment, the current placement of the Parkway divides a recently annexed property in half. In order to accommodate the development, Staff is proposing the Parkway be placed on the western property line of the proposed residential subdivision. The re-alignment affects 5100 feet of the Parkway. See the attached map for the proposed re-alignment.

In the Spring of 2020, the City contracted with Kimley-Horn to review the re-alignment of the parkway. One of their recommendations was to reduce the proposed right-of-way from 180 feet to 130 feet.

Staff is recommending the re-alignment of Pecan Parkway between Rudeloff Rd and Field Rd for a proposed residential development and the reduction of the proposed right-of-way from 180 to 130 feet.

Realignment of Pecan Parkway near Cordova Rd

