



**PLANNING &
CODES**

**Planning and Zoning Commission Report
Seguin Master Thoroughfare Plan Amendment – Remove Old Martindale Road
(major collector) from SH 123 Bypass to Twin Oak Road and Increase the
Classification of Stempel Street and East Martindale Road to an Arterial**

An Amendment to the Seguin Master Thoroughfare Plan was considered during a public hearing at the Planning and Zoning Commission Meeting on July 9, 2024.

Jennifer Shortess presented the amendments to the Seguin Master Thoroughfare Plan. She identified the intent to remove Old Martindale Road, which is currently identified as a collector roadway, to a local road. Then, she identified the intent to increase the classification of Stempel Street and East Martindale Road (currently a collector roadway) to an arterial classification. Jennifer noted concerns presented by residents, verbally and through written notice. Lastly, she advised the Commission that the MTP is a planning level document. The final alignment of any road identified in the MTP is determined at the design phase, during the development process, as required by the City's codes and ordinances.

The Commission asked several questions about these two amendments. First, concern was expressed that by removing Old Martindale from the MTP, that the road would not receive maintenance. Jennifer stated that maintenance will continue within City right-of-way, as with all other local roads. Secondly, Commission members sought clarification on the roadway alignment (as presented in the MTP) and the general development process that which right-of-way dedication would be required.

The regular meeting was then recessed, and a public hearing was held.

Gary Minnich, Property ID 52623, spoke about proposed development, portions of his property to be bought by Navarro Independent School District, the public notice process, the street name changing from Stempel Street to East Martindale Road. Mr. Minnich also provided drawings on a route alternative through LCRA easements, currently dedicated in a north-south position.

John Kiser, 1850 E Martindale Road, spoke about future growth and the cost of constructing an arterial roadway.

There being no more responses from the public the regular meeting reconvened.

The Commission further discussed the proposed amendments and the overall master thoroughfare plan. Jennifer noted that intersection of Stempel Road and SH 123 will be signalized with future expansion of SH 123 by TxDOT and final alignment of MTP routes is determined at the design phase, as required by the City's codes and ordinances.

After consideration of the information given regarding the Amendments to the Seguin Master Thoroughfare Plan, a motion was made, and passed. The first amendment to remove Old Martindale Road from the Master Thoroughfare Plan passed 8-0-0. The second amendment to increase the classification of Stempel Street and East Martindale Road to an arterial passed 6-0-2.

MOTION PASSED 6-0-2



Francis Serna
Planning Assistant



ATTEST: Jennifer Shortess
Assistant Director of Capital Projects and Engineering