

**SEGUIN**  
TEXAS  
**PLANNING & CODES**

**Planning and Zoning Commission Report**

**Seguin Master Thoroughfare Plan Amendment – Realignment of Future Collector A**

A request for an amendment to the Seguin Master Thoroughfare Plan (MTP) to realign Future Collector A was considered during a public hearing at the Planning & Zoning Commission meeting on September 13, 2022.

Mary Hamann presented the staff report. She stated that the applicant is requesting an amendment to the City of Seguin MTP to realign Future Collector A away from the Guadalupe County Children’s Advocacy Center due to concerns about privacy for the center.

Ms. Hamann explained that the request was evaluated based on the thoroughfare connection and current and future transportation mobility needs for the area. The relationship to the future land use districts from the Comprehensive Plan, traffic impacts, and protection of health, safety, and general welfare were considered.

Six comments were received in support of realigning Future Collector A away from the existing alignment on Westview.

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

Ivory Freeman (132 Brush Trail Lane) of the Guadalupe Children’s Advocacy Center spoke in favor of the realignment of the collector roadway away from the center.

Rebecca Lake (1729 W. Court Street) spoke about her concerns related to construction of the roadway through agricultural properties, reducing their productivity and usefulness for agricultural uses.

Vicki De La Rosa (1717 Westview), Maria Betancourt (1734 Westview), Craig Gabriel (1726 Westview), and DeeDee Bright (1725 Westview) spoke in favor of the realignment away from the existing Westview, citing concerns about safety and privacy of existing Westview residents.

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

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

**MOTION PASSED 7-0-0**



Francis Serna,  
Planning Assistant



ATTEST: Mary Hamann, P.E.,  
Assistant City Engineer



**PLANNING &  
CODES**

**Staff Report  
Future Collector A (MTP Amendment)  
Request to Amend Thoroughfare**

**Applicant:**

City of Seguin  
Planning & Zoning  
Commission

**Master Thoroughfare Plan:**

Collector Section  
Future Collector A

**Notifications:**

Mailed: September 6, 2022  
Newspaper: August 28, 2022

**Comments Received:**

None at the time this report  
was finalized

**Staff Review:**

Mary Hamann, P.E.  
Assistant City Engineer

**Attachments:**

- Location Maps
- MTP Collector Section

**REQUEST:**

Realignment of Future Collector A from the City of Seguin Master Thoroughfare Plan west of SH 46.

**BACKGROUND:**

At the August 2022 Planning and Zoning Commission Meeting the City of Seguin received a request to amend the Master Thoroughfare Plan (MTP) to realign a portion of Future Collector A west of SH 46. Future Collector A is a collector section that runs east to west between Lakeview Drive and SH 46. An existing segment of the roadway is Westview east of Lakeview Drive, but it does not meet the requirements for a collector section as specified in the MTP. A collector section requires 60 feet of right-of-way and developers are required to construct collectors within the property developed per Section 4.7 of the City of Seguin Unified Development Code.

The MTP is the City’s adopted plan for guiding thoroughfare system improvements, including the existing and planned extension of city streets and highways. The thoroughfare system is comprised of existing and planned parkways, major arterials, arterials, major collectors, and collectors which require wider or new rights-of-way. The primary objective of the MTP is the ensure the dedication of adequate right-of-way on appropriate alignments and of enough width to serve existing and future mobility needs. The MTP locates and classifies major streets by needed capacity for through traffic, access to adjacent land uses, and compatibility with each street’s development character. The Texas Local Government Code allows the City to require development plans and subdivision plats to conform to the general plan for current and future roadways.

Future Collector A between was added to the MTP during the 2017 MTP update process along with portions of Lakeview Drive that extend north from Future Collector A to US 90. The future thoroughfare connects local streets and large lot residential land to SH 46, allowing for a parallel route to US 90.

The Guadalupe County Children’s Advocacy Center is located adjacent to the current alignment of Future Collector A just west of the intersection with SH 46. The nature of this facility is such that privacy is a concern for the center. The future construction of Future Collector A with its current alignment may compromise the privacy of this facility by introducing additional traffic adjacent to the property. Due to these concerns, the City of Seguin Planning and Zoning Commission requested that staff investigate the potential for a realignment of this portion of Future Collector A.

City staff reviewed the request based on the thoroughfare connection and current and future transportation mobility needs. As previously stated, this thoroughfare runs between Lakeview Drive and SH 46, providing an additional thoroughfare parallel to US 90A for the residents of Lakeview Drive and along Future Collector A.

## ENGINEERING DEPARTMENT ANALYSIS

The realignment of the intersection of Future Collector A and SH 46 would shift the alignment of Future Collector A away from the existing Guadalupe County Children's Advocacy Center and has the potential to realign Future Collector A away from the existing Westview roadway. Westview does not have the 60-foot right-of-way required for a collector section and expansion of this existing roadway would have a significant impact on the residential development along Westview. If this realignment request is approved, staff recommends shifting the intersection of Future Collector A with SH 46 to south of the Municipal Court building and shifting the intersection of Future Collector A and Lakeview Drive north of Westview to avoid impacts to the existing residences along Westview.

### **COMPREHENSIVE PLAN:**

Future Collector A is located in Emergent Residential future land use district. The intent of the Emergent Residential future land use is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. This is achieved through a predominantly suburban type of development with medium residential density ranges and lower non-residential density ranges.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
No health, safety, or environmental issues have been identified.

### **TRAFFIC:**

Future Collector A connects Lakeview Drive west to SH 46. Collector roadways, as defined in the MTP, distribute traffic from local streets to the arterial network (SH 46 and US 90A) and balance providing access to destinations with traffic circulation.

### **CRITERIA FOR MTP AMENDMENT:**

*Preservation of future corridors and necessary rights-of-way to establish appropriate thoroughfare corridors as development occurs and to improve the existing street system as the need arises.*

The request to realign Future Collector A to move the future roadway away from the existing Guadalupe County Children's Advocacy Center would not affect the intent and function of Future Collector A when it is constructed in the future. If this realignment request is approved, staff recommends shifting the intersection of Future Collector A with SH 46 to south of the Municipal Court building and shifting the intersection of Future Collector A and Lakeview Drive north of Westview to avoid impacts to the existing residences along Westview. As the properties in this area are developed, any parcel that includes Future Collector A would be required to construct this thoroughfare.

*Needed capacity for through traffic, access to adjacent land uses, and compatibility with each street's development character.*

The future land use of the land that includes Future Collector A is Emergent Residential, which is recommended for lower density for residential and non-residential development than in other areas of Seguin. Lower density typically translates to lower trips generated by development.

*Integration of other mode choices, including walking, bicycling, and transit.*

The collector section shown in the MTP includes a 5' sidewalk and a 10' shared use path, which will be incorporated into the construction of Future Collector A as the collector section is constructed with development. The collector section will provide added capacity for all types of transportation options for this area as it is constructed.

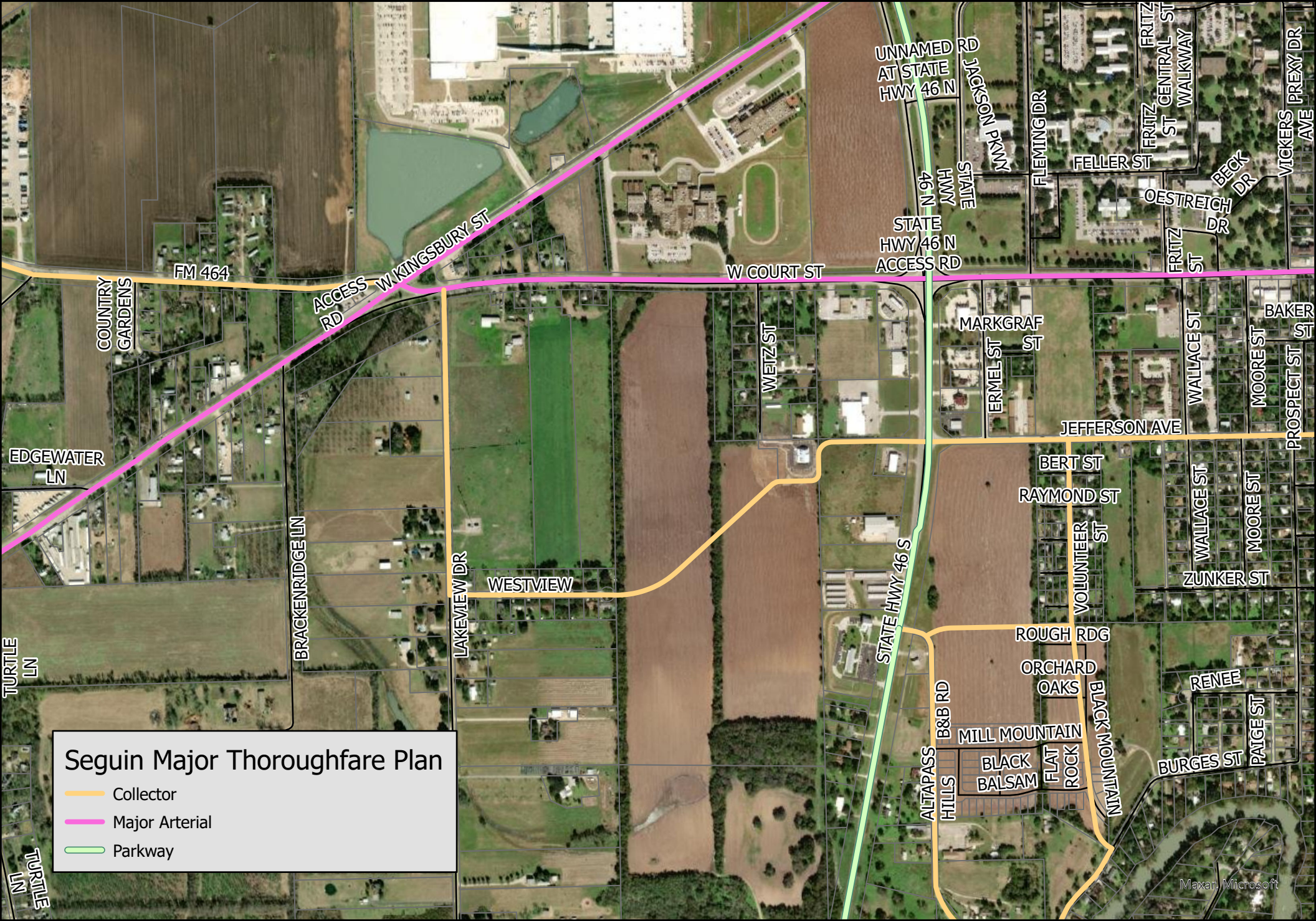
# Existing Thoroughfare Alignment

0 780 Feet



It's real.

This map is for information purposes only and represents the best data available at the time of printing. The City of Seguin assumes no liability for errors on this map or use of this information.



**Seguin Major Thoroughfare Plan**

- Collector
- Major Arterial
- Parkway

# Proposed Thoroughfare Alignment

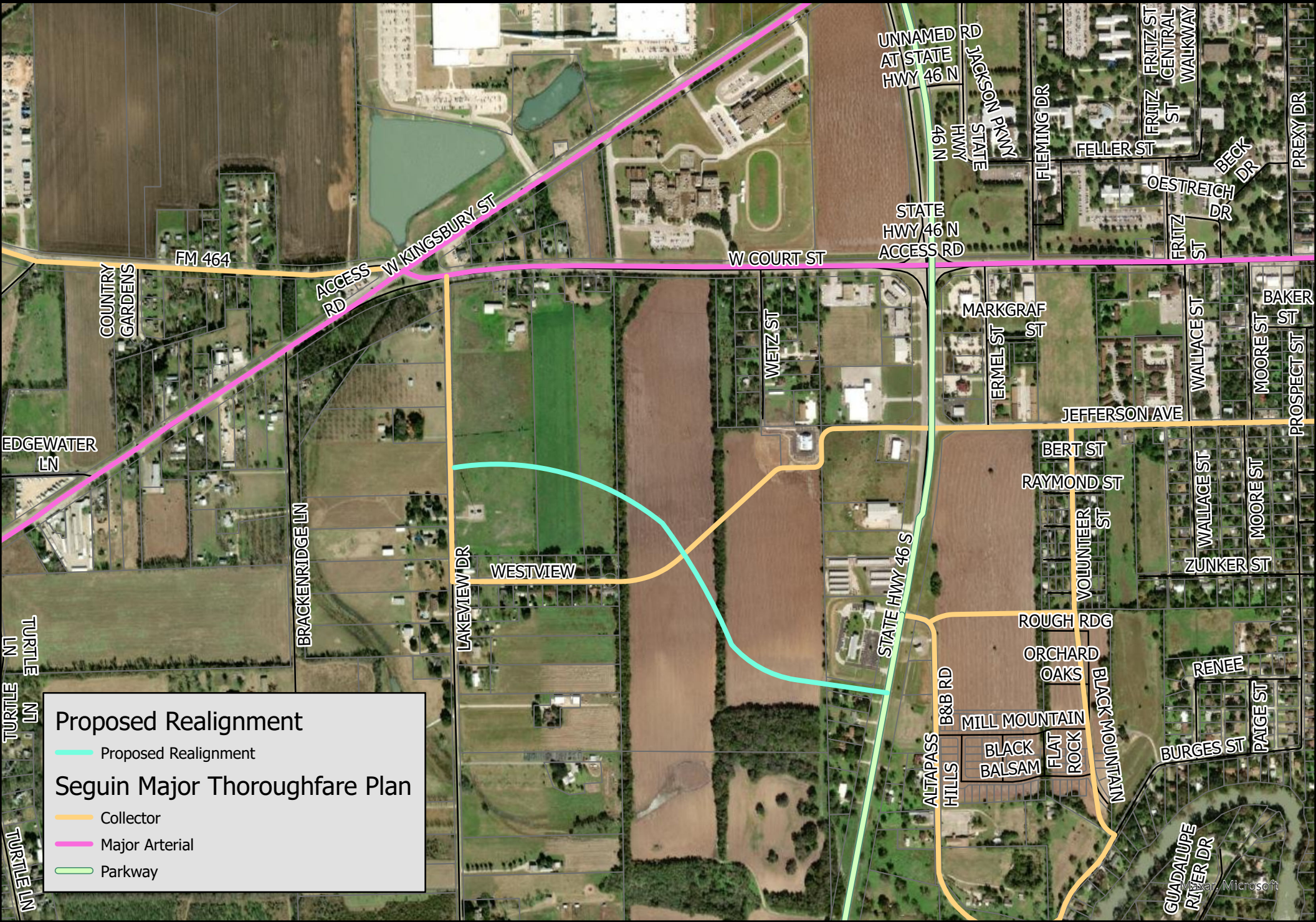
0 780 Feet



**SEGUIN**  
TEXAS

It's real.

This map is for information purposes only and represents the best data available at the time of printing. The City of Seguin assumes no liability for errors on this map or use of this information.



**Proposed Realignment**

- Proposed Realignment

**Seguin Major Thoroughfare Plan**

- Collector
- Major Arterial
- Parkway

# Future Land Use Plan

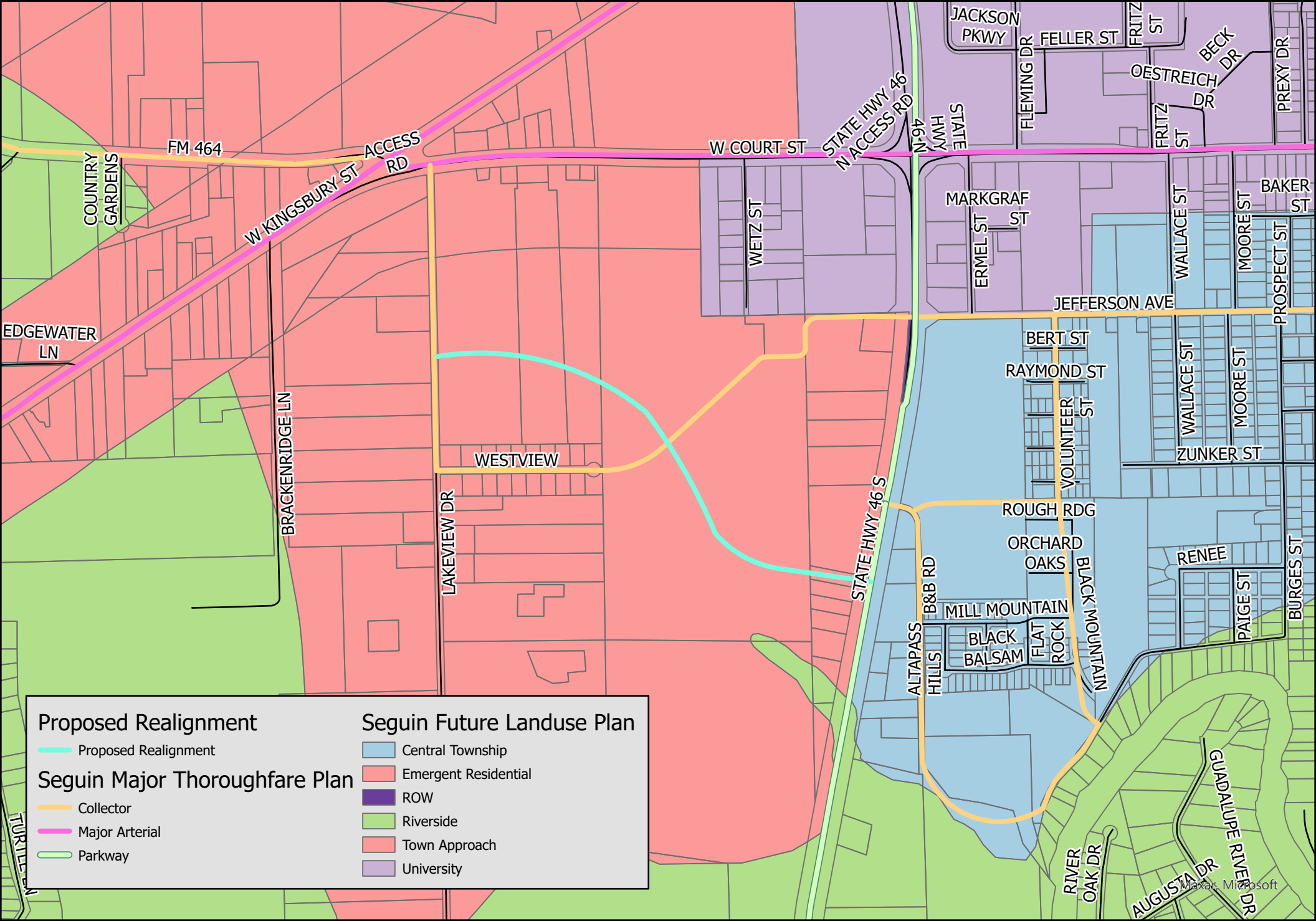
0 780 Feet



**SEGUIN**  
TEXAS

It's real.

This map is for information purposes only and represents the best data available at the time of printing. The City of Seguin assumes no liability for errors on this map or use of this information.



## Proposed Realignment

Proposed Realignment

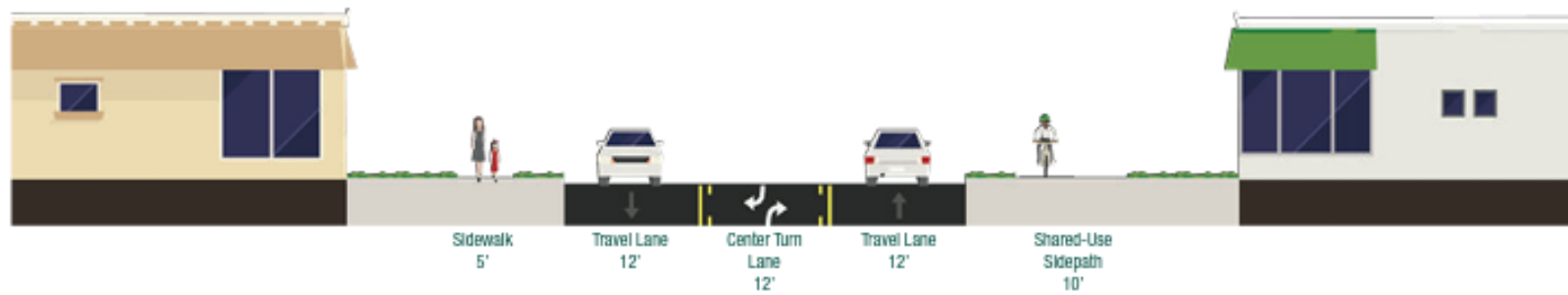
## Seguin Major Thoroughfare Plan

- Collector
- Major Arterial
- Parkway

## Seguin Future Landuse Plan

- Central Township
- Emergent Residential
- ROW
- Riverside
- Town Approach
- University

*Collector (60')*



**Typical Collector Cross Section from the City of Seguin Master Thoroughfare Plan.**