

# *Memorandum*

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**Date:** April 13, 2016  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning/Codes  
**RE:** Proposed Amendments to the Seguin Thoroughfare Plan

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The Seguin Thoroughfare Plan currently identifies a right-of-way width of 180' for the section of FM 725 that extends from FM 78 to the outside boundary of the extraterritorial jurisdiction (ETJ) of Seguin. Due to a number of constraints along FM 725 that may impede future plans for widening the right-of-way (ROW) in the downtown McQueeney area near FM 78, staff is suggesting a reduction to 70'. The railroad underpass, historic properties, proximity of Guadalupe River and the existing school have been identified as barriers for the proposed widening of FM 725 near the intersection of FM 78. Considering these barriers, City staff is recommending that the ROW width be reduced to 70'. The existing ROW widths along this section of FM 725 vary from 60' near the railroad to 80' at the northernmost limits of the road at the ETJ boundary.

The City of Seguin will soon be starting a detailed update to the Thoroughfare Plan, which will include a review of the widths and alignments of the TxDOT roads located within the city limits and ETJ. Staff is collaborating with TxDOT on the future needs of the Seguin area and anticipates a number of changes to the existing Thoroughfare Plan along TxDOT roads. Meanwhile, impending plats fronting TxDOT roads are affected by right-of-way dedication requirements. To address immediate development plans, staff recommends the reduction of the right-of-way width from 180' to 70' feet for the segment of FM 725 Arterial from the Outer Loop to the Seguin/New Braunfels ETJ boundary.