



**PLANNING &
CODES**

**Staff Report
Fleming Drive (MTP Amendment)
Request to Amend Thoroughfare**

Applicant:

City of Seguin
Planning & Zoning
Commission

Master Thoroughfare Plan:

Fleming Drive

Notifications:

Mailed: July 2, 2024
Newspaper: July 28, 2024

Comments Received:

None at the time this report
was finalized

Staff Review:

Jennifer Shortess P.E.
Assistant Director of
Engineering and Capital
Projects

Attachments:

- Location Maps

REQUEST:

Decrease the classification of Fleming Drive on the City of Seguin Master Thoroughfare Plan south of W New Braunfels Street (FM 78) and north of W Kingsbury Street (US 90).

BACKGROUND:

A request has been received to amend the Master Thoroughfare Plan (MTP) to decrease the classification of Fleming Drive from an arterial to a Major Collector. A Major Collector section requires 80 feet of right-of-way and an Arterial section requires 90 feet of right-of-way. 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 to 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.

The 2008 Thoroughfare Plan from the Comprehensive Plan identified an arterial in the vicinity of Fleming Drive.

Decrease the classification of Fleming Drive:

Fleming Drive south of W New Braunfels Street (FM 78) and north of W Kingsbury Street (US 90) is currently classified as an arterial. However, this segment of roadway is restricted by two TxDOT roadways and a railroad crossing. Based on the anticipated traffic needs and restriction at the Huber Road railroad crossing, a decrease in classification is warranted.

City staff reviewed this request based on the thoroughfare connection and current and future transportation mobility needs. Staff recommends approval to provide Fleming Drive a classification of major collector for the Master Thoroughfare Plan.

COMPREHENSIVE PLAN:

Fleming Drive is located in a regional commercial land use district. The intent of Regional Commercial future land use is to encourage large-scale commercial uses. Development within Commercial Corridor future land use should orient toward larger thoroughfares, close enough to retain visibility.

ENGINEERING DEPARTMENT ANALYSIS

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

TRAFFIC:

Fleming Drive connects W New Braunfels Street to W Kingsbury Street. However, the intersection of W New Braunfels Street is restricted due to the railroad crossing at Huber Road. Major Collectors, as defined in the MTP, collect and distribute traffic between local streets, collector streets, and the arterial network.

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 decrease the classification of Fleming Drive to major collector in the Master Thoroughfare Plan does not affect the function of the area. As the properties in this area are developed, any parcel that includes Strempele Drive 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.

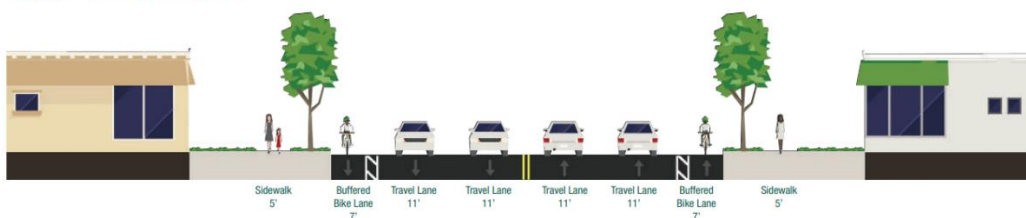
The future land use of the land that includes this roadway is regional commercial. Higher density typically translates to higher trips generated by development. However, existing development on the east side of Fleming Drive restricts the width of the potential corridor.

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

The major collector section shown in the MTP includes a 5' sidewalk on both sides of the roadway, which will be incorporated into the construction as the major collector section is constructed with development. The major collector will provide adequate capacity for all types of transportation options for this area as it is constructed.

MAJOR COLLECTOR TYPICAL SECTION:

Major Collector (80')



ARTERIAL TYPICAL SECTION:

Arterial (90' Urban)

