



**CAPITAL
PROJECTS/
ENGINEERING**

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Melissa Reynolds, P.E., MPA, CFM, City Engineer

Through: Rick Cortes, Deputy City Manager

Subject: City of Seguin Master Thoroughfare Plan Amendment
Future Collector A Realignment Request

Date: October 3, 2022

The City of Seguin received a request to amend the Master Thoroughfare Plan (MTP) to realign Future Collector A away from the existing Guadalupe County Children's Advocacy Center. Staff evaluated the amendment request based on the criteria in the MTP document, adherence to the City's Comprehensive Plan, traffic impacts, and impacts to the health, safety, and general welfare of the public.

- 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.
- 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.
- 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.

Staff presented their findings to the Planning and Zoning Commission on September 13, 2022. Following the public hearing, the Commission voted to recommend approval of the realignment of Future Collector A as shown in the attached maps.

Attached find copies of the staff report, map exhibits showing the affected area, and the final report of the Commission.