

MEMORANDUM

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

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: Thoroughfare Plan Amendments

Date: December 31, 2019

Staff is recommending the following amendments to the Seguin Thoroughfare Plan:

1. **State Hwy 46 & Cordova Rd**- With the expansion of both the city limits and the ETJ boundary, the Thoroughfare Plan needs to be updated to include the intersection of SH 46 and Cordova Rd. This area was previously within the New Braunfels ETJ. Staff is recommending that the intersection include a re-alignment of Cordova Rd to create a 90 degree angle with the intersection of SH 46 and line up with Three Oaks Rd. This will improve safety and visibility at the intersection. The Texas Department of Transportation supports the proposed changes to the intersection.
2. **Hiddenbrooke Pass and Hiddenbrooke Trace**- The collectors within the Hiddenbrooke Subdivision have been constructed and accepted by the City of Seguin. Staff is recommending that the Thoroughfare Plan be updated on the map to show the true configurations. Staff is also recommending that the streets be re-classified from “future” collectors to “existing” collectors.
3. **Pecan Parkway and the Greenspoint Heights collectors**- The original proposed development for this area, known as Greenspoint, has been replaced by the proposal for two separate subdivisions, Greenspoint Heights and Greenspoint Village. Staff is proposing the realignment of Pecan Parkway slightly north to match the proposed configuration between the two future subdivisions. Within the Greenspoint Heights Subdivision, there are two future collectors identified that make connections from SH 46 and Rudeloff Rd to the proposed Pecan Parkway. To preserve the large oak trees within the subdivision, the future collectors have been re-aligned slightly, but still make the desired connections to SH 46 and Rudeloff Rd. Staff is recommending that the Thoroughfare Plan be updated to match these proposed configurations.

Staff presented the proposed amendments to the Planning & Zoning Commission on December 10, 2019. Following a public hearing, the Commission voted to recommend the amendments as presented. Attached please find copies of the Final Report of the Commission and the Resolution for the amendment to the City of Seguin Master Thoroughfare Plan.