



**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 Amendments to Strempel Road, East Martindale Road, and Old Martindale Road

Date: August 6, 2024

Through coordination of development reviews and Capital Improvement Plan project planning, the City requests to amend the Master Thoroughfare Plan (MTP) to remove Old Martindale – Major Collector from SH 123 Bypass to E Martindale Road and increase Strempel Road from SH 123 to E Martindale Road and E Martindale Road from Strempel Road to FM 20 from Major Collector to Arterial. Staff evaluated the amendment 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.

- Improvements planned at the intersection of East Martindale Road and Twin Oak Street will include a portion of Old Martindale Road. Reconfiguration of the intersection follows the City’s Roadway Adequacy and Access Technical Guidance, Table 4, which requires 500 feet of separation between streets for collector roadways. In order to provide 400 feet of separation between street intersections, Old Martindale Road is proposed to be removed from the Master Thoroughfare Plan from SH 123 Bypass to Twin Oak Road.
- Strempel Road from SH 123 Bypass to East Martindale Road and East Martindale Road from Twin Oad Road to FM 20 are currently classified as major collector roadways. However, each segment of roadway connects to arterial roadways. Based on anticipated traffic needs along the SH 123 Bypass and FM 20 corridor, additional arterial roadways are sought to meet future demands.

Staff presented their findings to the Planning and Zoning Commission on July 9, 2024.

Concerns were voiced from citizens at the July 2024 Planning and Zoning Commission meeting regarding increased traffic of an arterial roadway classification and increased traffic, generally, within this area of Seguin. Other concerns included the name of Strempel Road and East Martindale Road and the cost of improving Ploetz Road. Any revisions Ploetz Road is identified as an arterial roadway on the current MTP and such,

development along the existing right-of-way will require construction improvements and right-of-way dedication consistent with Section 4.1.4.E of the UDC.

Following the public hearing, the Commission voted to recommend approval of removing Old Martindale Road from SH 123 Bypass to Twin Oak Road from the MTP (8-o-o). Further, the Commission voted to recommend increasing the classification of Stempel Street and East Martindale Road to an arterial roadway as shown in the attached maps (6-o-2). Attached find copies of the staff report, map exhibits showing the affected area, and the final report of the Commission. Staff will be available to answer any questions at the August 6, 2024 City Council meeting.