



PLANNING & CODES

Planning and Zoning Commission Report Seguin Master Thoroughfare Plan Amendment – Proposed 60 ft collector between Huber Rd and State Hwy 46 N

An Amendment to the Seguin Master Thoroughfare Plan was considered during a public hearing at the Planning & Zoning Commission meeting on March 8, 2022:

Mary Hamann presented the amendment to the Seguin Master Thoroughfare Plan. As the previous amendment, this thoroughfare plan amendment was tabled at the last P&Z meeting. She defined the intent of a collector as a street “which carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of residential development and streets for circulation within such a development”. She mentioned the concerns voiced by residents at last month’s meeting about traffic; the proposed amendment will assist in mitigating traffic concerns by providing more connectivity for existing and future developments. She also mentioned that Staff met with TXDOT and have received guidance on the preferred intersection location. Lastly, she advised the Commission that the MTP is a planning level document. The final alignment of any road in the plan is determined at the design phase.

The Commissions asked several questions about this amendment, to include the proposed alignment, the access point onto State Hwy 46 N, regional collector not allowing access from residential lots and drainage. Melissa Reynolds reiterated that the alignment is just proposed, and the final alignment will be dependent on the development design. Drainage will be addressed with the design phase.

The regular meeting was then recessed, and a public hearing was held.

Michael Schomer, 841 Arvin Seguin, spoke about drainage, flooding and future growth

Quintin Holtz, 3285 State Hwy 46 N Seguin, spoke about the proposed development on his father’s property and that the developer doesn’t want the proposed thoroughfare amendment. He also spoke about water and eminent domain. He stated that he doesn’t want the road going through his property.

Jerry Krackau, 8720 Barbarossa Rd New Braunfels, spoke about his family’s farming activities and how the road will affect those activities. He also spoke about how the runoff is leading to erosion due to the residential development.

There being no more responses from the public the regular meeting reconvened.

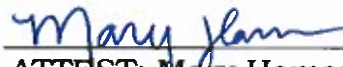
The Commission further discussed the proposed amendment and the overall master thoroughfare plan. It was asked of Staff about how the alignment was created and specifically why the proposed collector was moved higher. Ms. Hamann responded that it was developed by looking at existing and proposed roads. Spacing was important as it should be designed for safety. Any closer to Cordova Rd would result in more traffic incidents, per TXDOT advisement. The expansion of State Hwy 46N was discussed and how it will be widened with access roads.

After consideration of the information given regarding the Amendment to the Seguin Master Thoroughfare Plan, a motion was made, but didn't pass. Commissioner Spahn moved for another motion that the Planning and Zoning Commission recommend denial to City Council. Commissioner Felty seconded the motion. The following vote was recorded:

MOTION PASSED 4-3-0



Francis Serna,
Planning Assistant



ATTEST: Mary Hamann,
Assistant City Engineer