

In order to be on record, this form may be filled out and mailed to the Capital Projects & Engineering Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected, or retained.

REPLY

Re: Amendment to Decrease the Classification of Fleming Drive

Name: Matthew Shaw owner of 1419 Fleming LLC

Mailing Address: [REDACTED]

Phone No.: [REDACTED]

Physical Address of property (if different from the mailing):
1419 Fleming Drive And 1328 CH Matthias

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

Reasons and/or comments _____



1419 Fleming LLC
PO Box 162624
Austin, Texas 78731
830-433-6148

September 10th, 2024

City of Seguin Planning and Zoning Commission,

1419 Fleming LLC, owner of the property at 1419 Fleming Drive, Seguin, Tx 78155 is writing to formally request a review and reclassification of Fleming Drive, specifically requesting that its designation be changed from an Arterial Road to a Major Collector.

Fleming Drive, currently classified as an arterial, serves primarily residential areas with limited commercial or industrial traffic. The current classification as an arterial road seems to be more appropriate for routes with higher traffic volumes and significant connectivity between major destinations. However, Fleming Drive predominantly serves local traffic and does not function at the level expected of an arterial road in our city's transportation network.

Per UDC Section 4.4.1 and 4.4.5, major thoroughfares depicted by the City of Seguin Future Thoroughfare Plan, or revisions thereto, having a right-of-way width greater than 60 feet shall be deemed a requisite of platting and shall be subject to dedication with approval of the plat. Per UDC Section 4.8.2, For developments adjacent to existing or future streets identified on the Thoroughfare Plan, the property owner shall dedicate one-half of the right-of-way needed to meet the specifications in the Thoroughfare Plan. Fleming is identified as an Arterial requiring 90' of total ROW (15' of dedication per side; given prior dedication only 10' remains for dedication on the southern portion).

As it is recognized that this property was subject to platting dedication of ROW previously (2020), and the subject property includes improvements that may be impacted by required dedication; staff recommends the applicant request a Thoroughfare Amendment for this section of Fleming to a Major Collector. This request, if approved, would negate the need for ROW dedication.

Thank you for considering this request. I look forward to your positive response and am available at your convenience to discuss this matter in detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Shaw", written over a large, stylized flourish.

Matthew Shaw, member 1419 Fleming LLC