

CITY OF SEGUIN



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

From: Melissa Reynolds, Director of Engineering & Capital Projects

Through: Rick Cortes, Deputy City Manager

Date: February 4, 2025

Subject: AN ORDINANCE OF THE SEGUIN CITY COUNCIL AMENDING THE SEGUIN UNIFIED DEVELOPMENT CODE, CHAPTER 5, SECTION 5.4; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PUBLICATION OF THIS ORDINANCE; AND AUTHORIZING CITY STAFF TO SUBMIT THIS ORDINANCE AS A SUPPLEMENT TO THE CODE OF ORDINANCES

Historical Background

The City of Seguin has adopted three different documents which pertain to the requirement to install sidewalks and trails.

1. The Parks, Recreation, Open Space and Trails Master Plan (adopted 3-17-20)
2. Section 5.4 of the Unified Development Code (adopted 8-7-18)
3. The Road Adequacy & Access Technical Guidance (effective 3-15-22)

The Parks, Recreation, Open Space and Trails Master Plan identified recommended actions to amend the Unified Development Code. Specifically, consider requiring trail development for commercial developments, as these can be used to connect neighborhoods to the business areas in addition to parks throughout the City. Additional recommendations include amending the UDC to add regulation for incorporating trails as part of the site development process.

TAS Section 403.5.3 states “an accessible route with a clear width less than 60 inches (5 feet) shall provide passing spaces at intervals of 200 feet maximum.” A passing space is identified as a space 60 inches (5 feet) minimum by 60 inches (5 feet) minim. At the current sidewalk minimum width of 4 feet, passing spaces are required every 200 feet. The inability to track passing space construction has led to non-compliant sidewalks within the City’s right-of-way.

At the January Planning and Zoning Commission meeting, a public hearing was held with no public comments. Additionally, the Planning and Zoning Commission recommended these revisions of the UDC with a vote of 7 to 0.

Procurement Methodology & Funding Source

There are no fiscal impacts associated with this ordinance.

Action Requested

The proposed UDC amendments include trail construction for properties that are subject to subdivision platting or site plan requirements.

Requiring construction of 5-foot minimum width sidewalks alleviate the accessibility concerns associated with passing spaces. Further, street classifications (noted in the Road Adequacy & Access Technical Guidance) shall dictate minimum sidewalk widths.

Overall, the amendments requested improve pedestrian safety. Implementation of these amendments aim to reduce factors that contribute to pedestrian and bicycle related crashes.

Staff Recommendation

Staff recommends revisions proposed to the Unified Development Code - Section 5.4 in order to promote efficient installation of sidewalks and trails and to create consistency with the Unified Development Code.

ATTACHMENTS

1. Section 5.4 Proposed Revisions
2. Road Adequacy & Access Technical Guidance- Table 1. Street Design Standards
3. Planning and Zoning Commission Report
4. 2025-02-04 UDC Section 5.4 Ordinance