

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

Seguin Master Thoroughfare Plan Amendment – Removal of Future Collector A at Brackenridge Lane

A request for an amendment to the Seguin Master Thoroughfare Plan (MTP) to remove a portion of Future Collector A at Brackenridge Lane was considered during a public hearing at the Planning & Zoning Commission meeting on August 9, 2022.

Mary Hamann presented the staff report. She stated that the applicant is requesting an amendment to the City of Seguin MTP to remove Future Collector A at 550 Brackenridge Lane due to concerns about the future roadway reducing the use of their property for cattle ranching purposes and the potential removal of large trees with the future roadway.

Ms. Hamann explained that the request was evaluated based on the thoroughfare connection and current and future transportation mobility needs for the area. The relationship to the future land use districts from the Comprehensive Plan, traffic impacts, and protection of health, safety, and general welfare were considered.

Two comments were received in favor of the requested removal of the portion of Collector A.

The applicant (Molly and Brandon Oelke, 550 Brackenridge Lane) spoke to the Commission and provided additional information about their request, including photographs of the area experiencing flooding during rain events.

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

Steve Brewington (560 Three Oaks Road) of CHB Properties, LLC spoke in favor of the removal of the collector roadway from the requested area and his property directly to the west that also has Future Collector A shown on the MTP.

Don Richey (427 Turtle Lane) stated that he is a member of the Pecan Cove HOA and is in support of the requested amendment to the MTP.

Ivan Freeman (265 Wetz) with the Child Advocacy Center requested that the alignment of Future Collector A east of the requested amendment be changed to be moved further from the Child Advocacy Center due to privacy concerns for that facility.

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

After consideration of the information given regarding the requested Amendment to the Seguin Master Thoroughfare Plan, Chair Gettig moved that the Planning and Zoning Commission recommend approval to City Council. Vice-Chair DePalermo seconded the motion. The following vote was recorded:

MOTION PASSED 7-0-0



Francis Serna,
Planning Assistant



ATTEST: Mary Hamann, P.E.,
Assistant City Engineer



PLANNING & CODES

Applicant:

Brandon and Molly Oehlke
550 Brackenridge Lane

Master Thoroughfare Plan:

Collector Section
Future Collector A

Notifications:

Mailed: July 25, 2022
Newspaper: July 24, 2022

Comments Received:

None at the time this report
was finalized

Staff Review:

Mary Hamann, P.E.
Assistant City Engineer

Attachments:

- Location Maps
- MTP Collector Section
- MTP Amendment
Request Letter

Staff Report Future Collector A (MTP Amendment) Request to Remove Thoroughfare

REQUEST:

Removal of Future Collector A from the City of Seguin Master Thoroughfare Plan at Brackenridge Lane.

BACKGROUND:

The City of Seguin received a request to amend the Master Thoroughfare Plan (MTP) to remove a portion of Future Collector A. Future Collector A is a collector section that runs east to west between Turtle Lane and SH 46. Existing segments include Westview east of Lakeview Drive. A collector section requires 60 feet of right-of-way and developers are required to construct collectors within the property developed per Section 4.7 of the City of Seguin Unified Development Code.

The MTP is the City's adopted plan for guiding thoroughfare system improvements, including the existing and planned extension of city streets and highways. The thoroughfare system is comprised of existing and planned parkways, major arterials, arterials, major collectors, and collectors which require wider or new rights-of-way. The primary objective of the MTP is to ensure the dedication of adequate right-of-way on appropriate alignments and of enough width to serve existing and future mobility needs. The MTP locates and classifies major streets by needed capacity for through traffic, access to adjacent land uses, and compatibility with each street's development character. The Texas Local Government Code allows the City to require development plans and subdivision plats to conform to the general plan for current and future roadways.

Future Collector A between Turtle Lane and SH 46 was added to the MTP during the 2017 MTP update process along with portions of Turtle Lane and Lakeview Drive that extend north from Future Collector A to US 90. The future thoroughfare connects local streets and large lot residential land to SH 46, allowing for a parallel route to US 90.

The portion of Future Collector A west of Lakeview Drive crosses a private roadway, Brackenridge Lane. The owners of the property containing Brackenridge Lane are requesting to remove Future Collector A from the MTP in the area adjacent to and through their property. This request is due to concerns about the future roadway reducing the use of their property for cattle ranching purposes and the potential removal of large trees with the future roadway.

City staff reviewed the request based on the thoroughfare connection and current and future transportation mobility needs. As previously stated, this thoroughfare runs between Turtle Lane and SH 46, providing an additional thoroughfare parallel to US 90 for the residents of Turtle Lane and along the Future Collector A. Most of Turtle Lane south of Future Collector A is within the floodway or floodplain, so the existing planning-level location in the MTP for Future Collector A west of Lakeview Drive is the best apparent location for Future Collector A in this area. The properties along Turtle

ENGINEERING DEPARTMENT ANALYSIS

Lane south of the intersection with Future Collector A along the Guadalupe River consist of residential lots, and the traffic generated from these properties will likely not change in volume or character from the current traffic. Should there be a need for evacuation from this area along the Guadalupe River, Future Collector A would provide additional access to roadways outside of the floodway and floodplain for evacuation, which would be even more important should there be an incident on US 90 near the intersection with Turtle Lane that could limit access at that intersection.

Additionally, removal of Future Collector A on the property that contains Breckenridge Lane would prevent the extension of Future Collector A further to the west to intersect with Turtle Lane. Approval of this request would essentially require that Future Collector A terminate at the intersection with Lakeview Drive to form a logical terminus for the collector section.

COMPREHENSIVE PLAN:

Future Collector A is located in both the Riverside and Emergent Residential future land use districts. The intent of the Riverside future land use district is to preserve the health of the river and the riparian corridor. This is achieved through lower residential and non-residential densities as well as appropriate zoning with lower density. The intent of the Emergent Residential future land use is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. This is achieved through a predominantly suburban type of development with medium residential density ranges and lower non-residential density ranges.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety, or environmental issues have been identified.

TRAFFIC:

Future Collector A connects Turtle Lane west to SH 46. Collector roadways, as defined in the MTP, distribute traffic from local streets to the arterial network (SH 46 and US 90) and balance providing access to destinations with traffic circulation.

CRITERIA FOR MTP AMENDMENT:

Preservation of future corridors and necessary rights-of-way to establish appropriate thoroughfare corridors as development occurs and to improve the existing street system as the need arises.

The request to remove Future Collector A from the property at 550 Brackenridge Lane would restrict the extension of Future Collector A to the existing terminus at Turtle Lane. If this request is approved, a logical terminus for Future Collector A would be at the intersection with Lakeview Drive. As the properties in this area are developed, any parcel where Future Collector A is currently shown would be required to construct this thoroughfare.

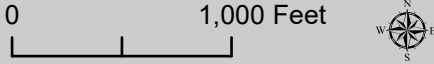
Needed capacity for through traffic, access to adjacent land uses, and compatibility with each street's development character.

The future land uses of Brackenridge Lane are Riverside and Emergent Residential, which are both recommended for lower density for residential and non-residential development than in other areas of Seguin. Lower density typically translates to lower trips generated by development.

Integration of other mode choices, including walking, bicycling, and transit.

The collector section shown in the MTP includes a 5' sidewalk and a 10' shared use path, which will be incorporated into the construction of Future Collector A as the collector section is constructed with development. The collector section will provide added capacity for all types of transportation options for this area as it is constructed.

Existing Thoroughfare Plan



It's real.

This map is for information purposes only and represents the best data available at the time of printing. The City of Seguin assumes no liability for errors on this map or use of this information.



Seguin Major Thoroughfare Plan

- Collector
- Major Arterial
- Parkway

Request Area Flood Zones

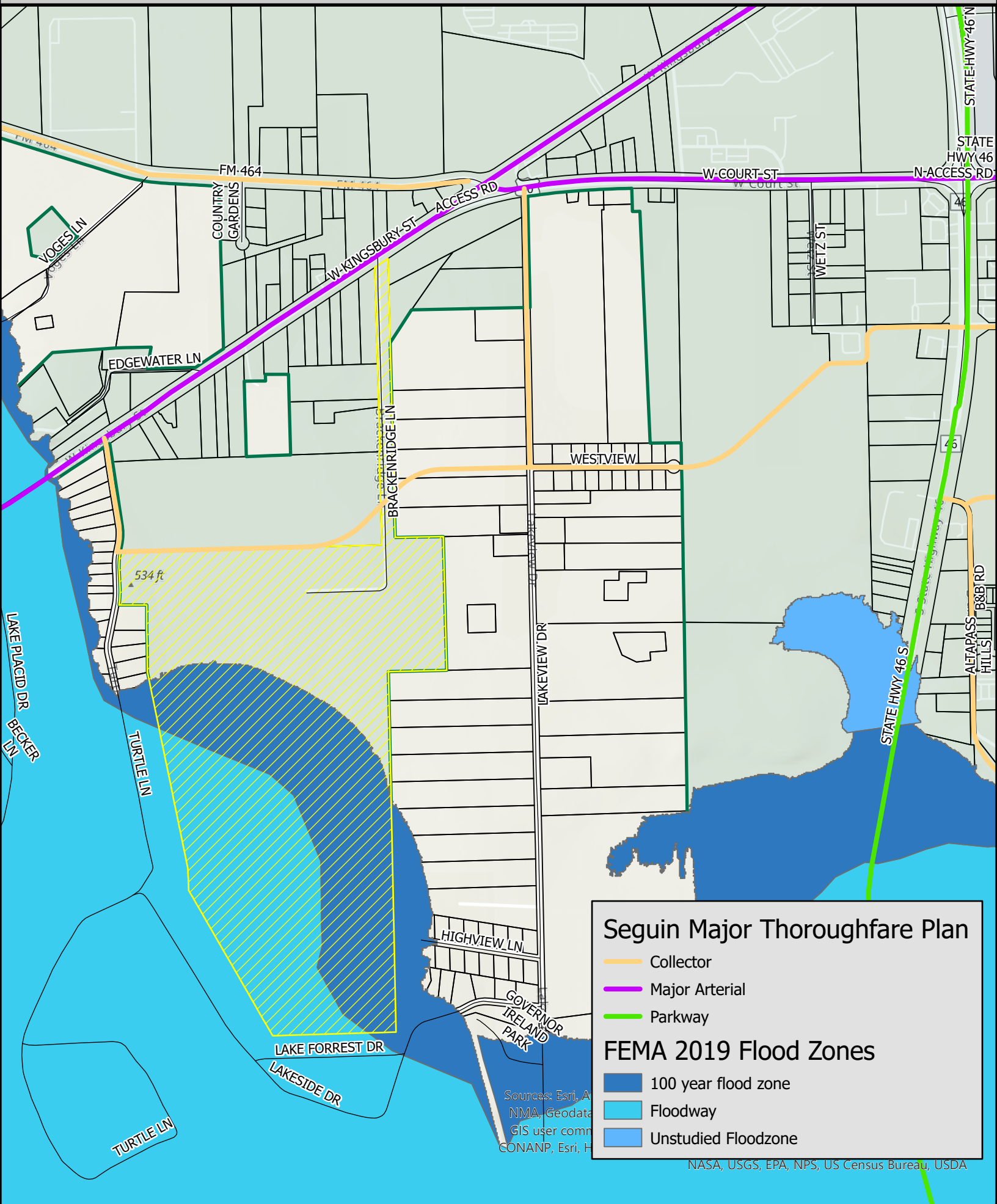
0 1,000 Feet



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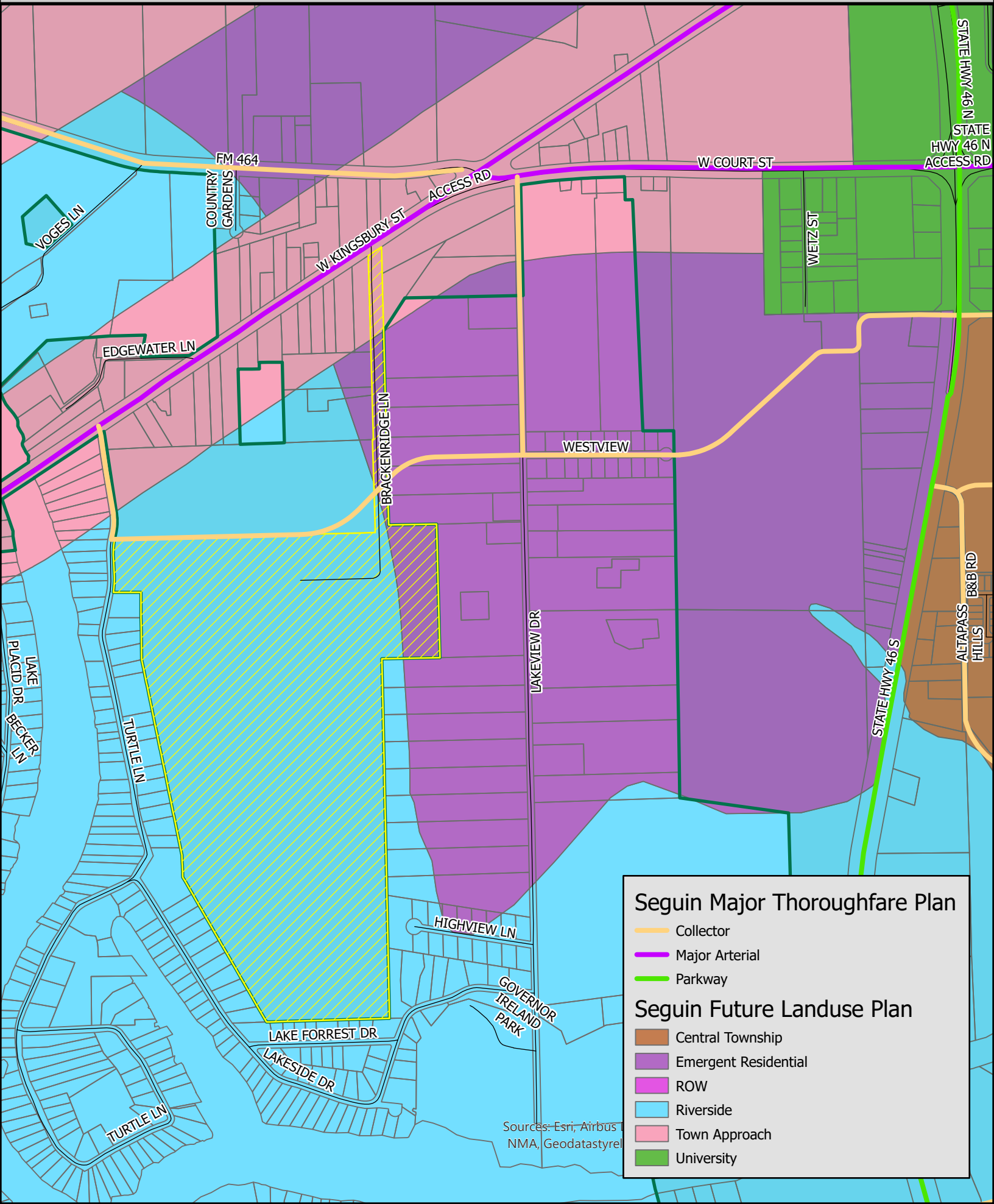
Request Area Future Land Use

0 1,000 Feet



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Sequin Major Thoroughfare Plan

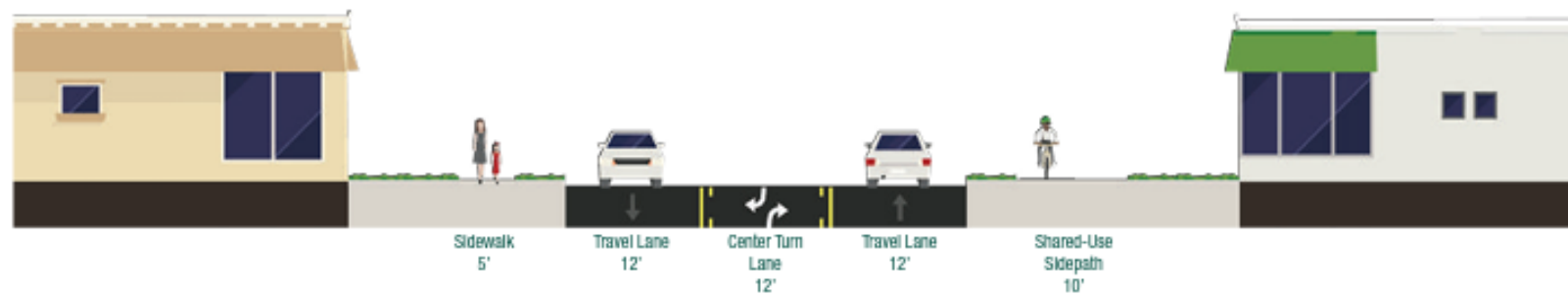
- Collector
- Major Arterial
- Parkway

Sequin Future Landuse Plan

- Central Township
- Emergent Residential
- ROW
- Riverside
- Town Approach
- University

Sources: Esri, Airbus, NMA, Geodatastyrel

Collector (60')



Typical Collector Cross Section from the City of Seguin Master Thoroughfare Plan.