



City of San Antonio

Agenda Memorandum

File Number:13-1058

Agenda Item Number: P-1.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Major Thoroughfare Plan Amendment 13002

SUMMARY:

An Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by:

- 1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan, and
- 2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211 generally located in west Bexar County.

The Department recommends approval.

BACKGROUND INFORMATION:

The Major Thoroughfare Plan (MTP) adopted as a component of the City's Comprehensive Master Plan generally identifies the location for major roads within San Antonio and its extra-territorial jurisdiction (ETJ). The MTP assures an adequate transportation network that works to move people, goods, and services in an optimal and efficient manner through right-of-way dedication for future roads. The MTP was adopted by City Council through Ordinance No. 49818 on September 21, 1978. The MTP has been amended several times through the years to calibrate and realign the thoroughfares along with development of the greater San Antonio metropolitan area. The MTP is generally built as development occurs.

In 1985, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 6132 to designate the segment of Marbach from Loop 1604 to the Bexar County line.

In 2006, the City of San Antonio amended the Major Thoroughfare Plan through Ordinance No. 2006-03-23-398 to designate the segment of the North/South Connector between Potranco Road and Marbach Road as a Secondary Arterial Type A requiring 86 feet of right-of-way.

ISSUE:

The applicant, Rancho Del Lago LLC, represents a proposed 691 acre development known as Arcadia Ridge that would consist of residential development, commercial development, a school site, and park/open space. The development is required to accommodate two proposed major thoroughfares, North/South Connector and Marbach Road, designated in the Major Thoroughfare Plan (MTP).

The first part of the applicant's request is to realign the North/South Connector with Stevens Parkway. Stevens Parkway was identified in Stevens Ranch, Master Development Plan (MDP) 777, accepted in 2004, as accommodating the MTP right-of-way dedication for the North/South Connector. Plat 050366 was approved and recorded with the right-of-way dedication for Stevens Parkway in accordance with the approved MDP 777 in 2007. Plats related to MDP 777 and subsequent amendments to the MDP were approved without amending the MTP.

The current alignment of the North/South Connector as adopted does not recognize the developed portion of Stevens Parkway as the North/South Connector. Therefore, the alignment south of Potranco Road must be amended to recognize the shift of the thoroughfare alignment as Stevens Parkway. The current alignment for the North/South Connector traverses several platted and developed areas north of Potranco Road. To best provide connectivity from Stevens Parkway to the proposed Marbach Road alignment, the applicant proposes to shift the alignment of the North/South Connector to align with Stevens Parkway along the western boundary of the applicant's property. The alignment as adopted through the proposed development crosses a natural storm water low area. Placing the right-of-way through this area may create additional concern for addressing storm water management. Additionally, neighboring property owners have expressed concern that with the construction of Stevens Parkway to the north it was anticipated that future dedication of the North/South Connector would align with Stevens Parkway to Marbach Road. Neighboring property owners have expressed support for the alignment to continue Stevens Parkway as the North/South Connector from Potranco Road to Marbach Road.

The second part of the applicant's request is to realign a proposed portion of Marbach Road currently proposed along the southern boundary of the applicant's property in order to minimize costs and to accommodate environmental constraints. The applicant proposes to shift the alignment onto his property in order to design and construct a roadway which takes into consideration and preserves the natural topography. The current alignment as adopted is not cost effective due to the steep topography and the geometry of Potranca Creek which would require a large amount of earthwork.

ALTERNATIVES:

- A. Denial of both parts of the request;
- B. Denial of the first part of the request and approval of the second part; or
- C. Approval of the first part of the request and denial of the second part.

FISCAL IMPACT:

None. There is no fiscal impact associated with this amendment.

RECOMMENDATION:

The Department recommends **approval** as presented.

The Planning Commission recommendation is **pending** the December 18, 2013, public hearing. The Planning Commission Technical Advisory Committee recommended **approval** on November 8, 2013.

