



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-3432

---

**Agenda Item Number:** 19.

**Agenda Date:** 5/23/2018

**In Control:** Planning Commission

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Major Thoroughfare Plan Amendment - Talley Road

**SUMMARY:**

Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road between Culebra Road (FM 471) and Cartwright Trail, generally located in western Bexar County.

**BACKGROUND INFORMATION:**

The Major Thoroughfare Plan (MTP) adopted as a component of the City's Master Plan generally identifies the location for major roads within San Antonio and its extraterritorial jurisdiction (ETJ). The MTP assures an adequate transportation network that moves 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 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 thoroughfares are generally built-out as development occurs. Talley Road from Potranco (FM 1957) to Culebra Road (FM 471) was designated as a Secondary Arterial Type A requiring 86-feet of right-of-way on the MTP in 1983 by Ordinance 57906.

The Planning Commission Technical Advisory Committee recommended approval on May 11, 2018.

**ISSUE:**

The request is to realign a proposed segment of Talley Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Culebra Road (FM 471) and Cartwright Trail. The adopted alignment of Talley Road

requires new right-of-way to be dedicated on currently undeveloped land.

The benefit of utilizing the existing Talley Road right-of-way is that no one property owner would be required to dedicate the full 86 feet of right-of-way. However, the proposed realignment would require additional right-of-way dedication along the frontage of several properties in the future to satisfy the minimum 86 feet of right-of-way required by the MTP.

Additionally, the proposed realignment is in accordance with Bexar County funded improvement projects on Talley Road from Potranco Road to Tamaron Pass and from Old Talley Road to Culebra Road (FM 471). It should be noted that the section of Talley Road between Tamaron Pass and Old Talley Road identified for future widening is currently unfunded.

The alignment as adopted terminates at Culebra Road (FM 471) and does not align with any existing or proposed roadway north of Culebra Road (FM 471). The proposed realignment would connect to an existing road, Ranch View West, linking current and future development across Culebra Road (FM 471).

#### **ALTERNATIVES:**

Planning Commission could choose not to recommend approval of the MTP amendment to realign Talley Road in favor of keeping the adopted alignment unchanged. If the alignment remains unchanged as adopted, any future development along the alignment will need to dedicate the minimum 86-feet of right-of-way to meet the requirements of the MTP.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with this amendment.

#### **RECOMMENDATION:**

Staff recommends approval of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road between Culebra Road (FM 471) and Cartwright Trail.

The Planning Commission Technical Advisory Committee recommended approval on May 11, 2018.