



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1416

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/8/2017

**Title:** (Continued from 1/11/17) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of Mechler Rd., a Secondary Arterial Type A, between existing Mechler Rd. and proposed Galm Rd.; (2) Realigning a proposed segment of the North/South Connector also known as Stevens Parkway, a Secondary Arterial Type A, between Potranco Rd. and proposed Galm Rd.; (3) Realigning a proposed segment of Marbach Rd. also known as W. Groesenbacher, a Secondary Arterial Type A, between proposed Highway 211 and proposed Mechler Rd.; (4) Designating a segment of Potranco Rd. as a Primary Arterial between Hollimon Parkway and Mechler Rd. also known as CR 381; and (5) Realigning a proposed segment of Galm Rd., a Secondary Arterial Type A, running east 1.4 miles from the proposed Mechler Rd. Staff recommends approval. (Rebecca Pacini, AICP, Senior Transportation Planner, (210) 207-4087, rebecca.pacini@sanantonio.gov, Transportation & Capital Improvements Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map of Proposed MTP Amendment, 2. DRAFT Planning Commission Resolution

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Major Thoroughfare Plan Amendment - Mechler Road, North/South Connector, Marbach Road, Potranco Road, and Galm 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 portion of Mechler Road, the North/South Connector, Marbach Road, Potranco Road, and Galm Road.

**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.

The thoroughfares in this proposed MTP amendment were adopted over time in order to add in new alignments and shift previously adopted alignments in response to growth and development. Potranco Road from Loop 1604 to the county line was designated on the MTP in 1983. Marbach from Loop 1604 to the Bexar County line was designated in 1985. The North/South Connector (later known as Mechler Road) and Galm Road were designated in 1987. In 2006, Mechler, Galm, and Marbach were amended, and the North/South Connector (now known as Stevens Parkway) was designated from Galm to Marbach. In 2014, the North/South Connector was amended to realign with the built portion of Stevens Parkway from Potranco Road to the proposed Marbach Road.

Alignments within the Major Thoroughfare Plan were reviewed as part of SA Tomorrow Multimodal Transportation Plan. The SA Tomorrow Multimodal Transportation Plan was adopted in August 2016. The recommendation to realign Mechler Road and the North/South Connector are identified in the plan.

## **ISSUE:**

1. The first part of the request is to realign a proposed segment of Mechler Road with County Road (CR) 381. Several developments have been approved and built such that the adopted Major Thoroughfare Plan alignment can no longer be implemented. The proposed realignment reflects the changes that occurred in the following development actions:
  - North of Potranco Road, Redbird Ranch, Master Development Plan (MDP) 842, was accepted in 2005 and amended in 2007 and 2010. It shows the future alignment of Mechler Road on the western boundary following CR 381 and labeled as Wurzbach Road.
  - In Redbird Ranch, Mechler Road would connect to Galm Road instead of ending at the future Highway 211.
  - South of Potranco Road, the Potranco Subdivision, MDP 030-06, accepted in 2006 and amended in 2009 does not provide the future alignment of Mechler Road.
  - Potranco Elementary School was platted in 2004 (Vol. 9, Pg. 65 Medina County D.P.R.) showing the extension of CR 381 with 86 feet of right-of-way. Plats for Redbird Ranch recorded in 2010 show 80-feet of right-of-way dedication in addition to the existing 40-feet of right-of-way (Vol. 10, Pgs. 196-198 Medina County D.P.R.).
  - Texas Research Park, MDP 276, accepted in 1987 shows an 86-foot arterial within Medina County. The alignment does not follow exactly what is shown as Mechler Road in the adopted MTP. In a proposed amendment to Texas Research Park, Hunters Ranch, MDP 16-00027, shows the extension of CR 381 acting as the desired Mechler Road alignment.
2. The second part of the request is to realign a segment of the North/South Connector with Stevens Parkway. The proposed realignment reflects the changes that occurred in the following development actions:
  - Stevens Parkway was identified in Stevens Ranch, MDP 777, accepted in 2004, as accommodating the MTP right-of-way dedication for the North/South Connector. Stevens Ranch Unit 1, plat 050366 (Vol. 9576, Pgs. 169-171 Bexar County D.P.R.) 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.

- In 2014, the North/South Connector was amended by Ordinance No. 2014-01-16-0033 south of Potranco to align with Stevens Parkway. 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 north of Potranco Road must be amended to recognize the shift of the thoroughfare alignment as Stevens Parkway.
3. The third part of the request is to realign a segment of Marbach Road on the MTP that has been constructed and named West Grosenbacher Road. The construction of West Grosenbacher Road is part of the Felder Tract, MDP 803, accepted in 2005 and amended in 2006 and in 2015 as MDP 14-00029. The MTP amendment request is to realign the thoroughfare to follow what has been built and shown in the accepted MDP.
  4. The fourth part of the request is to designate a portion of Potranco Road also known as FM 1957. Potranco Road is part of the State highway system under Texas Department of Transportation. Right-of-way dedication west of Hollimon Parkway is recorded in Ashton Park, Unit 1, CP200701 (Vol. 9606, Pgs. 177-179 Bexar County D.P.R.), Redbird Ranch Unit 1A, plat 050345 (Vol. 9573, Pg. 101 Bexar County D.P.R.), and Redbird Ranch Unit 5C, plat 100115 (Vol. 10, Pg. 198 Medina County D.P.R.). The extension of Potranco Road ensures the connectivity of Potranco Road to Mechler Road.
  5. The fifth part of the request is to realign a proposed segment Galm Road. Galm Road along with portions of the proposed North/South Collector also known as Stevens Parkway are proposed to be realigned in order to preserve critical habitat. The proposed roadway will directly connect to the proposed extension of Mechler Road.

## **ALTERNATIVES:**

Planning Commission could choose not to recommend approval of the amendments to the Major Thoroughfare Plan; however, the City may lose the ability to implement alignments consistent with the SA Tomorrow Multimodal Transportation Plan.

## **CASE HISTORY:**

This is the second public hearing. This case is continued from the January 11, 2017 Planning Commission public hearing.

## **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 portion of Mechler Road, the North/South Connector, Marbach Road, Potranco Road, and Galm Road.