City of San Antonio

Legislation Details (With Text)

File #:	21-2888
Type:	Plan Amendment
	In control: Planning Commission
On agenda:	4/28/2021
Title:	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 realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	

Date	Ver.	Action By	Action	Result

POSTING LANGUAGE: 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 realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

DEPARTMENT: Transportation

DEPARTMENT HEAD: Tomika Monterville, MSP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT: Major Thoroughfare Plan Amendment - Graytown Road and East & West Connector

SUMMARY:

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A resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' feet northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' feet southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown 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.

Previous Council Action
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 is generally built as development occurs. Graytown Road and East & West Connector are both designated as a Secondary Arterial Type A on the MTP.

ISSUE:
The request is to realign a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' feet northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' feet southwest of the existing intersection of Graytown Road and Freudenburg Road; and to realign a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road

The alignments as adopted currently do not follow the existing Graytown Road. As currently shown, the adopted alignments set up a possibly dangerous roadway network in the future. The realignment will bring the alignment up north to match the existing road. The realignment will also replace two awkwardly shaped intersections with a "T" intersection that will provide a safer and more efficient connection between IH-10 and Loop 1604.

The current adopted alignments also divide many other adjacent parcels into irregular components. The proposed realignment will leverage existing right-of-way and provide for the most use by the most parcels, with fewer divisions leaving unusable land components.

The City of San Antonio's Transportation Department is initiating an MTP amendment east of the adopted alignment in conjunction with the amendment describe in this memo.

ALTERNATIVES:

Planning Commission could choose not to recommend approval of the MTP amendment to realign Graytown Road and East & West Connector 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 resolution.

RECOMMENDATION:

Staff recommends approval of a resolution amending the Major Thoroughfare Plan (MTP), a component of the City of San Antonio Master Plan, by realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. The MTP Amendment for Graytown Road and East & West Connector was reviewed by the Planning Commission Technical Advisory Committee (PCTAC) on April 12, 2021.

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