



City of San Antonio

Agenda Memorandum

File Number:20-1048

Agenda Item Number: 11.

Agenda Date: 1/22/2020

In Control: Planning Commission

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 an existing segment of Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County. Staff recommends approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation & Capital Improvements Department)

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT: Major Thoroughfare Plan Amendment - Talley Road

SUMMARY:

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 from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County.

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 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 1983, Talley Road from Potranco to Culebra Road (FM 471) was designated as a Secondary Arterial Type A on the MTP by City Council through Ordinance 57906. On June 14, 2018, by Ordinance 2018-06-14-0458, the City of San Antonio City Council amended the MTP to realign Talley Road between Culebra Road (FM 471) and Cartwright Trail to its current configuration.

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 Old Talley Road and approximately 1,500 feet south of Cartwright Trail.

The adopted alignment of Talley Road encompasses a 90-degree curve. The proposed realignment would remove the existing 90-degree curve and realign Talley Road through a preliminary plat known as “Morgan Meadows Unit 1B”, which is a proposed single-family residential development. Removing the 90-degree curb will create a safer traveling connection for all roadway users traveling north and south on Talley Road. In addition, the realignment will not remove north/south connectivity from existing property owners along Talley Road.

The proposed realignment is part of the Talley Road Special Improvements District, which is a Public Improvement District (PID) created by Bexar County with City of San Antonio consent in 2018. A PID is an economic development tool used to pay or finance public improvements and economic development within (and that benefit) a defined geographical area which will ultimately become the district. The realignment of Talley Road will be constructed through the “Morgan Meadows Unit 1B” proposed single-family residential development using the funding of the District. When the proposed realignment portion of Talley Road is constructed, Bexar County will initiate the last Talley Road project that will connect the proposed realignment to the other improvements Bexar County is currently making to Talley Road.

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 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 Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County.

The MTP Amendment for Talley Road was reviewed by the Planning Commission Technical Advisory Committee (PCTAC) on January 14, 2020.