City of San Antonio

Agenda Memorandum

File Number:21-2890

Agenda Item Number: 11.

Agenda Date: 4/28/2021

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 a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon 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 - East & West Connector

SUMMARY:

A resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

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.

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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. In 1986, East & West Connector from 1604 to the Bexar/Medina County Line was designated as a new alignment on the MTP by City Council through Ordinance 63551.

ISSUE:

The request is to realign a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon Road.

It is important to note that the construction of a roadway is challenging in this area because of numerous variables including the 100-year flood plain; conservation easements; and physical features. The East & West Connector was adopted by Ordinance 63551 on August 28th, 1986. The Conservation Easement Agreement was executed between TCP III Straus Medina, LLC and the Texas Land Conservancy and became effective on October 29th, 2014. The Conservation Agreement specifically states that there shall be no construction of roads, trails, or walkways on the property; nor any enlargement, widening, improvement or modification to any existing roads, trails, or walkways or any other rights of way on the easement. Currently, the adopted alignment bisects a portion of the conservation easement near the Medina River. However, gaps within the conservation easement exist north of the adopted alignment. The realignment takes advantage of these gaps and weaves through them to avoid as much of the conservation easement as possible. The currently adopted alignment also crosses an approximate 1-mile stretch of the 100-year flood plain. Spanning this reach would require a bridge approximately 1-mile long at an estimated cost
of $30 million. Realigning the adopted alignment further north avoids this scenario.

Despite the constraints in constructing a future road in this area, the proposed realignment creates a more feasible alignment. It maintains the purpose of the East & West Connector to provide a connection between existing Loop 1604 and a future expansion of TX-211.

The City of San Antonio's Transportation Department is initiating an MTP amendment for the eastern portion 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 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 East & West Connector, a Secondary Arterial Type A requiring 86’ feet of right-of way, between approximately 1580’ east of existing Montgomery Road and existing Cagnon Road. The MTP Amendment for East & West Connector was reviewed by the Planning Commission Technical Advisory Committee (PCTAC) on April 12, 2021.