



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Transportation Department

DEPARTMENT HEAD: Catherine Hernandez

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Major Thoroughfare Plan Amendment – Beck 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 Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of-way, between approximately 0.9 miles south of existing New Sulphur Springs Road and existing Burshard Road.

BACKGROUND INFORMATION:

Case Manager: Isaac Levy, Senior Transportation Planner

Property Owner: Padua Grid, LLC

Applicant: James McKnight

Representative: James McKnight

Location: 8250 Gardner Road

ISSUE:

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 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 2021, Beck Road between New Sulphur Springs Road and Burshard Road was realigned to its current alignment on the MTP by City Council through Ordinance 2021-05-20-0372.

Applicant's Request

The request is to realign a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 0.9 miles south of New Sulphur Springs Road and existing Burshard Road. The applicant purchased three (3) parcels that encompass their development. The platting process began in April 2023 (Plat Number 23-11800184). After being informed that their property would require an 86' right-of-way dedication due to Beck Road bisecting their property, the applicant and their representative applied to amend the Major Thoroughfare Plan by realigning Beck Road.

The current alignment of Beck Road bisects the applicant's property, which is currently under development. The applicant's property will be developed as a Battery Energy Storage System (BESS). The purpose of this system is to provide electrical energy storage for the local electrical transmission grid, which would serve the region rather than a specific site.

The realignment would shift the southern terminus of proposed Beck Road approximately 1,000 feet east of its current terminus. This would allow for proper development of the applicant's property by reducing the negative effects of the 2021 Beck Road MTP Amendment. The 2021 Beck Road MTP Amendment made the eastern portion(s) of the applicant's, and adjacent property owners', property unsuitable for future development. Currently, the north-south connectivity between Burshard Road and New Sulphur Springs Road is facilitated by Gardner Road, a non-MTP right-of-way which lies about 1,970 feet west of the proposed southern terminus of Beck Road. North-south connectivity between Burshard Road and U.S. Highway 87 is facilitated by Foster Road, a MTP right-of-way which lies approximately 1.6 miles west from the proposed realignment. The proposed realignment will serve as an extension to the existing Beck Road and provide a direct connection between U.S. Highway 87 and Burshard Road. This connection will support future development in the area, along with the existing, CPS-owned, Calaveras Power Station which is located on the northern shore of Calaveras Lake.

As part of the technical review process, appropriate departments and agencies review requests for amendments to the Major Thoroughfare Plan. There were no objections to this request.

On March 1, 2024, Planning Commission Technical Advisory Committee considered the request and recommended approval.

ALTERNATIVES:

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

RECOMMENDATION:

Staff recommends Approval of the applicant's request for the proposed realignment.