



City of San Antonio

Agenda Memorandum

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

Agenda Date: February 10, 2025

In Control: Planning Commission Technical Advisory Committee

DEPARTMENT: Transportation Department

DEPARTMENT HEAD: Catherine Hernandez

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Major Thoroughfare Plan Amendment – Kelly Parkway

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 Kelly Parkway, a Super Arterial Type A requiring 200' - 250' feet of right-of-way, between approximately 1.13 miles east of existing Applewhite Road and approximately 1.55 miles west of existing Pleasanton Road.

BACKGROUND INFORMATION:

Case Manager: Isaac Levy, Senior Transportation Planner

Property Owner: David Frisenhahn

Applicant: TRACT Capital Management, LP

Representative: Chris Shandor and Mitch Nelson

Location: 1322 Mauermann Road

Notices & Agencies

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Bexar County, TxDOT, AAMPO, San Antonio River Authority (SARA), VIA, San Antonio Water Systems (SAWS), City Public Service (CPS), Planning Department, Public Works (Streets Division) and Development Services.

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.

Applicant's Request

The request is to realign a proposed segment of Kelly Parkway, a Super Arterial Type requiring 200' to 250' feet of right-of-way, between approximately 1.13 miles east of existing Applewhite Road and approximately 1.55 miles west of existing Pleasanton Road. The applicant is in the process of purchasing the property located at 1322 Mauermann Road. After being informed that their property would require a 200' to 250' right-of-way dedication due to Kelly Parkway bisecting their property, the applicant and their representative applied to amend the Major Thoroughfare Plan by realigning Kelly Parkway. Once the property is purchased, the applicant plans to proceed with the platting process and developing "data centers".

The amendment process commenced in July of 2024. Initially, the applicant submitted an amendment that realigned the road to follow Mauermann Road towards Applewhite Road and Zarzamora Street, but impacted many properties. Feedback was received during the Public Information Meeting, and the applicant and their engineer revised their proposed amendment to the current proposed realignment, which only changes the alignment of Kelly Parkway on the applicant's prospective property and a properties owned by San Antonio Water Systems (SAWS) and Verano, which are in support of this alignment and dedication, when they need to plat.

The realignment would shift Kelly Parkway to along the northern edge of the applicant's

prospective property, along Mauermann Road. About halfway across the frontage of the 1322 Mauermann, Kelly Parkway will then take a turn to the southwest, before reconnecting with the current alignment of Kelly Parkway. This would allow for proper development of the applicant's property by reducing the negative effects of the Major Thoroughfare Plan to the applicant's prospective property and surrounding property owners.

Currently, the east-west connectivity between Applewhite Road and Pleasanton Road is facilitated by Interstate 410 Loop, which lies about 2.5 miles north of the proposed realignment, and Neal Road, which lies about 3.5 miles south of the proposed realignment. The proposed realignment will provide a direct connection between Applewhite Road and Pleasanton Road. Furthermore, through multiple studies in the past, Kelly Parkway has been identified as "regionally important" roadway that will provide an alternate route to Interstate 410 and Loop 1604, while providing a direct connection between Interstate 37 and Port San Antonio.

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.

ALTERNATIVES:

The Planning Commission Technical Advisory Committee could choose not to recommend approval of the MTP amendment to realign Kelly Parkway 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 200' to 250' of right-of-way, along their portion of Kelly Parkway, to meet the requirements of the MTP.

RECOMMENDATION:

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