

Bandera Road Corridor Plan (Phase 1)

City Council A Session Item 52

Rudy Niño, AICP
Assistant Director, Planning Department
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BANDERA ROAD
CORRIDOR PLAN

- Originally constructed as a two-lane highway in the 1920s.
- SH 16 was widened to four lanes between the 1970s and 1990s, and the section south of Guilbeau Road was expanded to six lanes during this period.
- Much of the area was annexed by the City of San Antonio between the 1990s and 2000s.
- Studied 7 times since the 1990s.
- Bandera Road Working Group takes an intergovernmental approach.

SH 16

Bandera Road

Bandera Road at Huebner Creek (ca. 1920) *Texas Department of Transportation*

Corridor Planning Purpose, Area, and Components

Corridor Plan Purpose

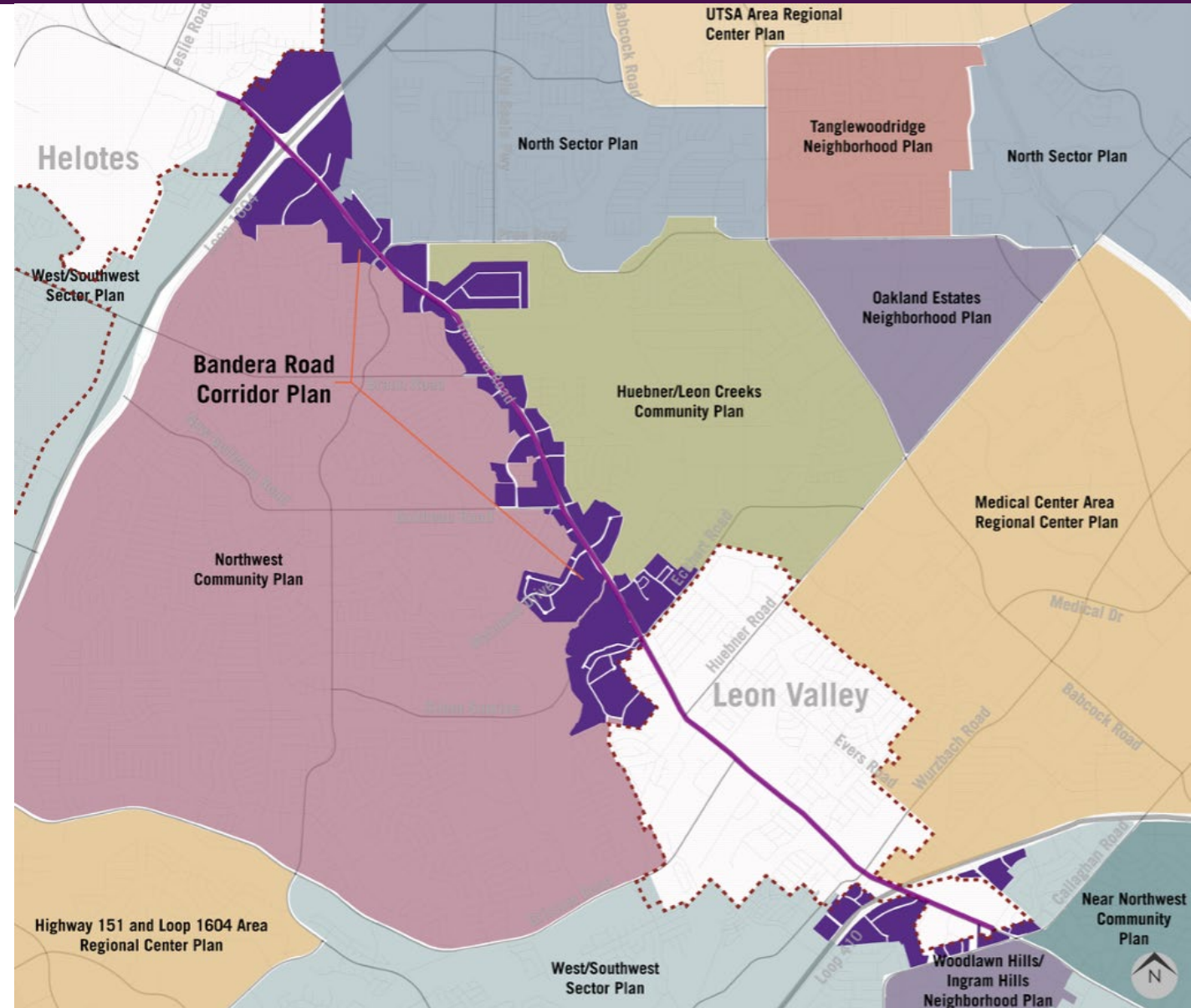
- Evaluate and define relationship between roadways, land use, and the built environment.

Study Area

- Began with ¼-mile on each side of Bandera Road between Loop 1604 and Loop 410.
- Expanded at development nodes and along key cross streets to capture existing and contiguous development patterns.

Plan Components

1. Proposed Future Land Use Plan
2. Preferred Development Patterns
3. Transportation and Neighborhood Connectivity
4. Costs and Fiscal Impact
5. Public Input Summary
6. Design Appendices



Future Land Use Plan and Growth Nodes

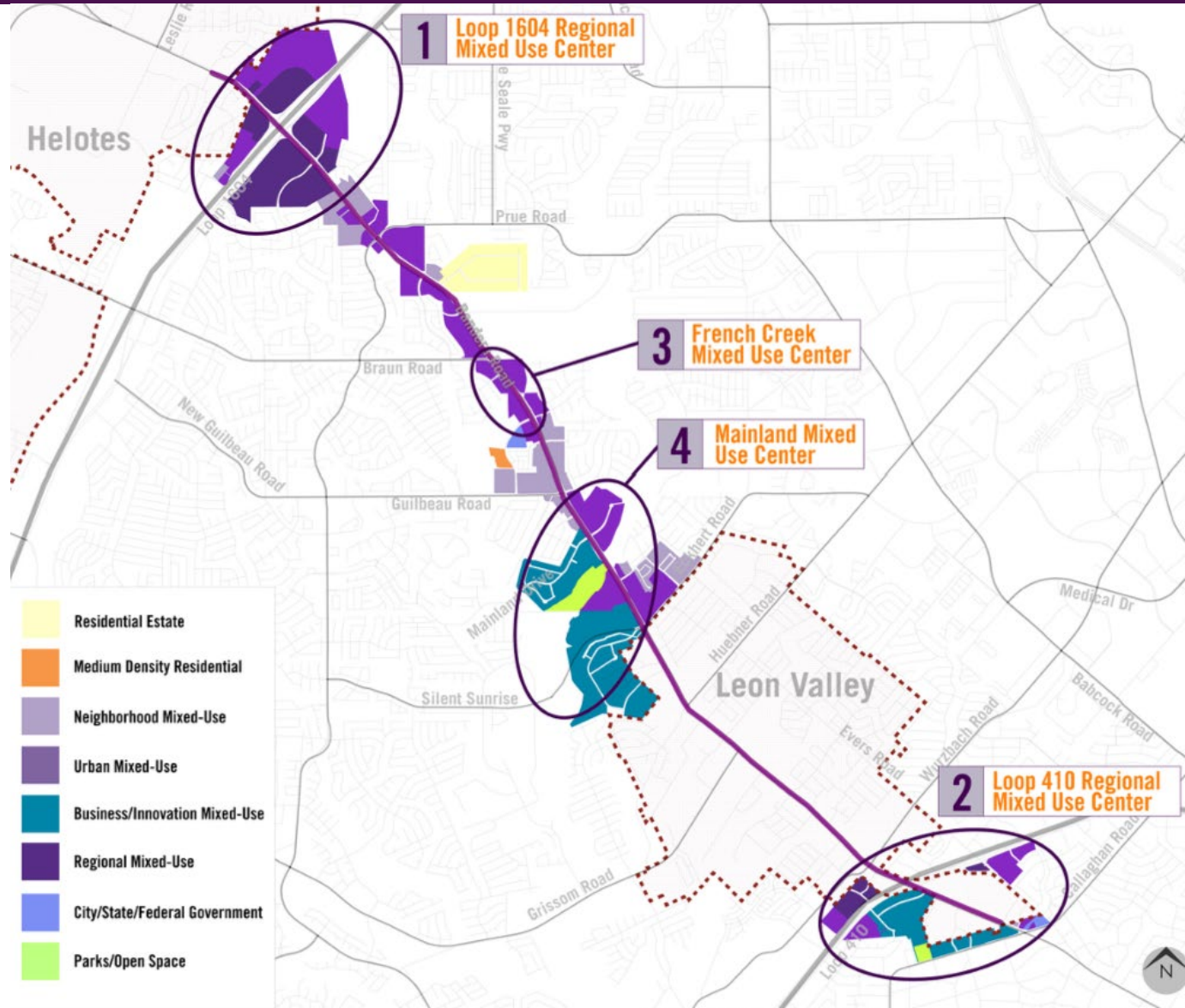
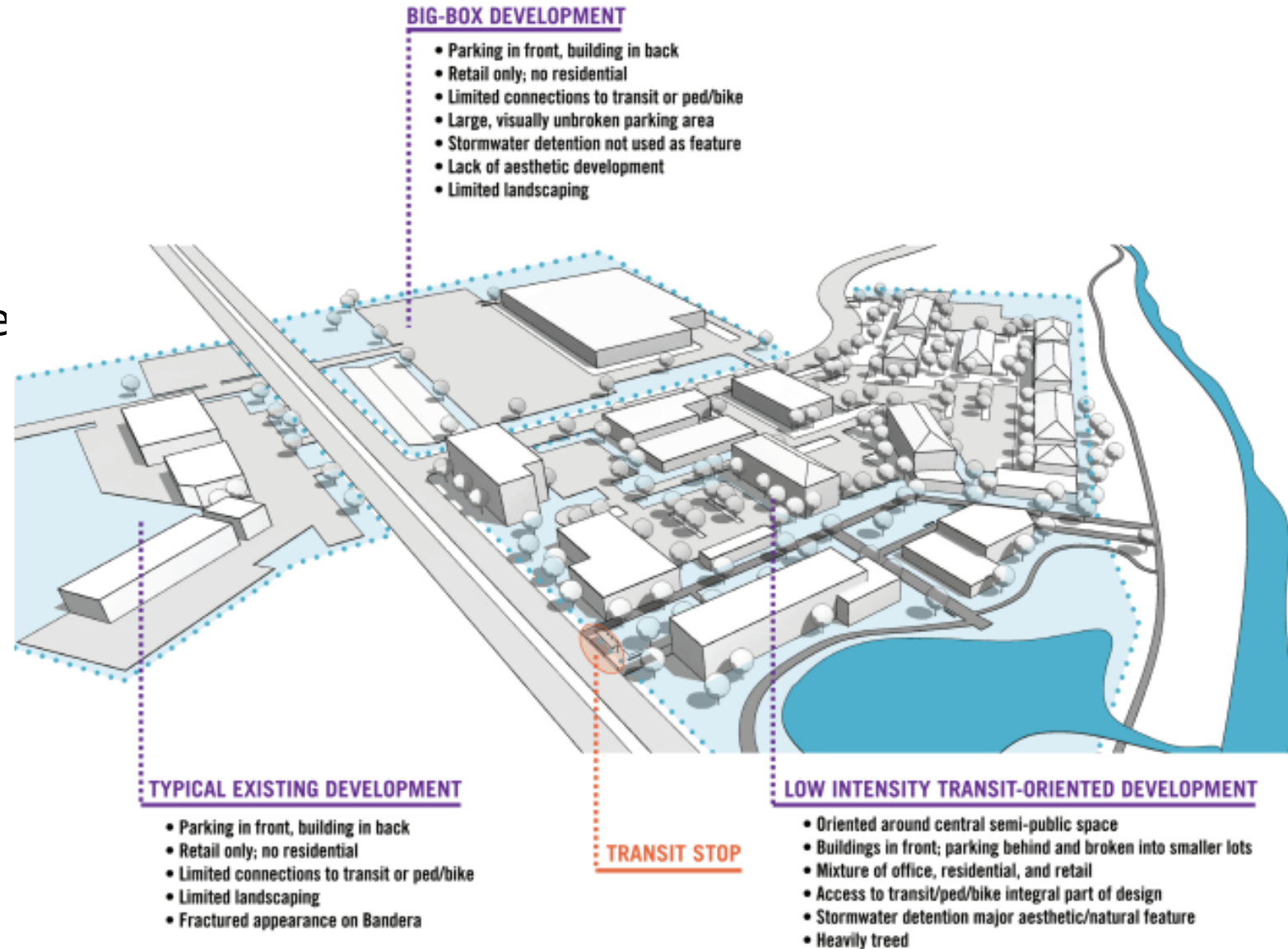


Figure 3.9: Focus areas in Bandera Road Corridor Plan future land use plan

Preferred Development Patterns Recommendations

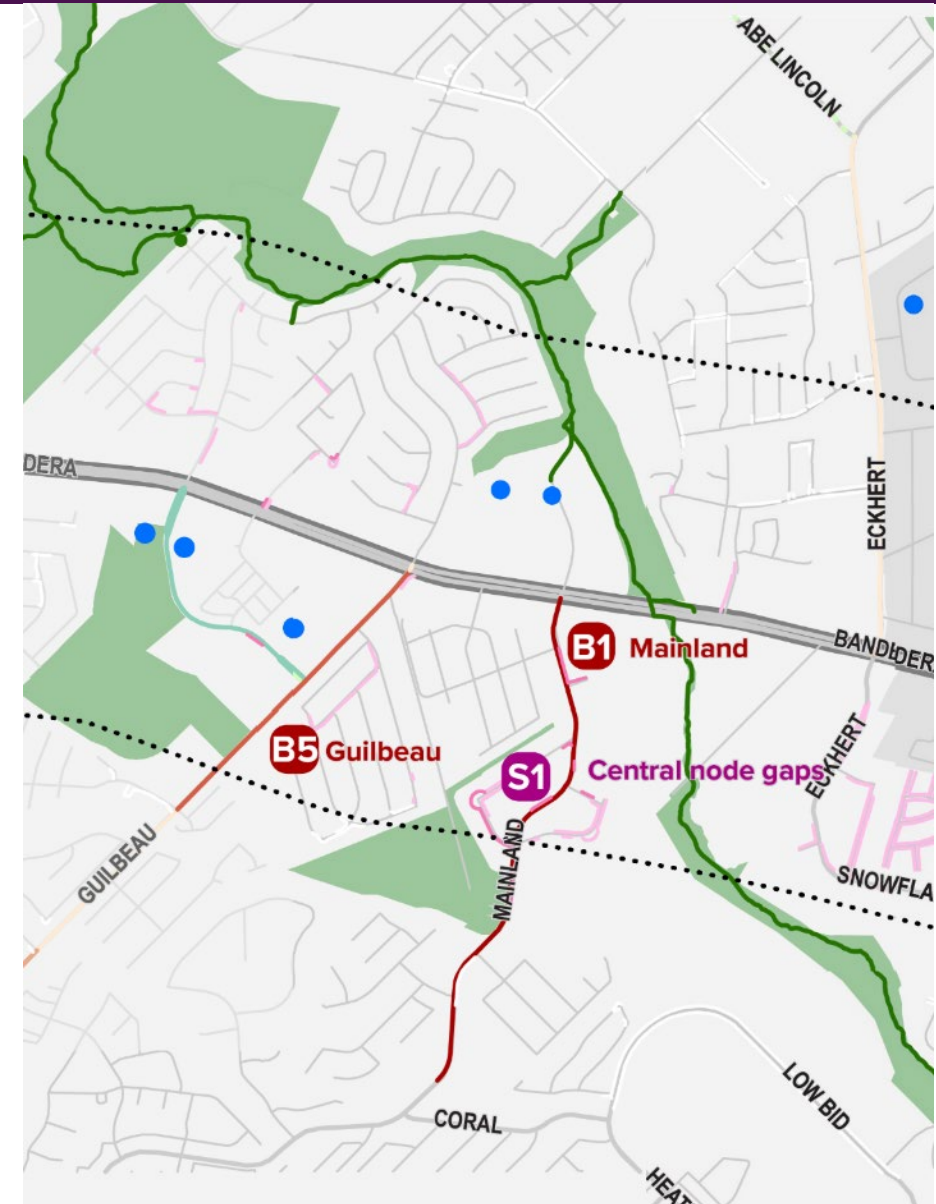
Adopt a corridor design overlay which includes:

- Low intensity transit supportive development elements
- Implementation of aesthetic improvements facing Bandera Road
- Incorporation of semi-public space
- LID Elements



Transportation and Network Connectivity Recommendations

- Adopt projects which complete sidewalk network and bicycle routes
- Improve intersections with focus on safety and pedestrian improvements
- Incorporate ped/bike amenities
- Further study of arterial roadway network improvements
- Adding lanes alone will not solve the issue



Public Input Summary



Targeted & Recurring meetings:

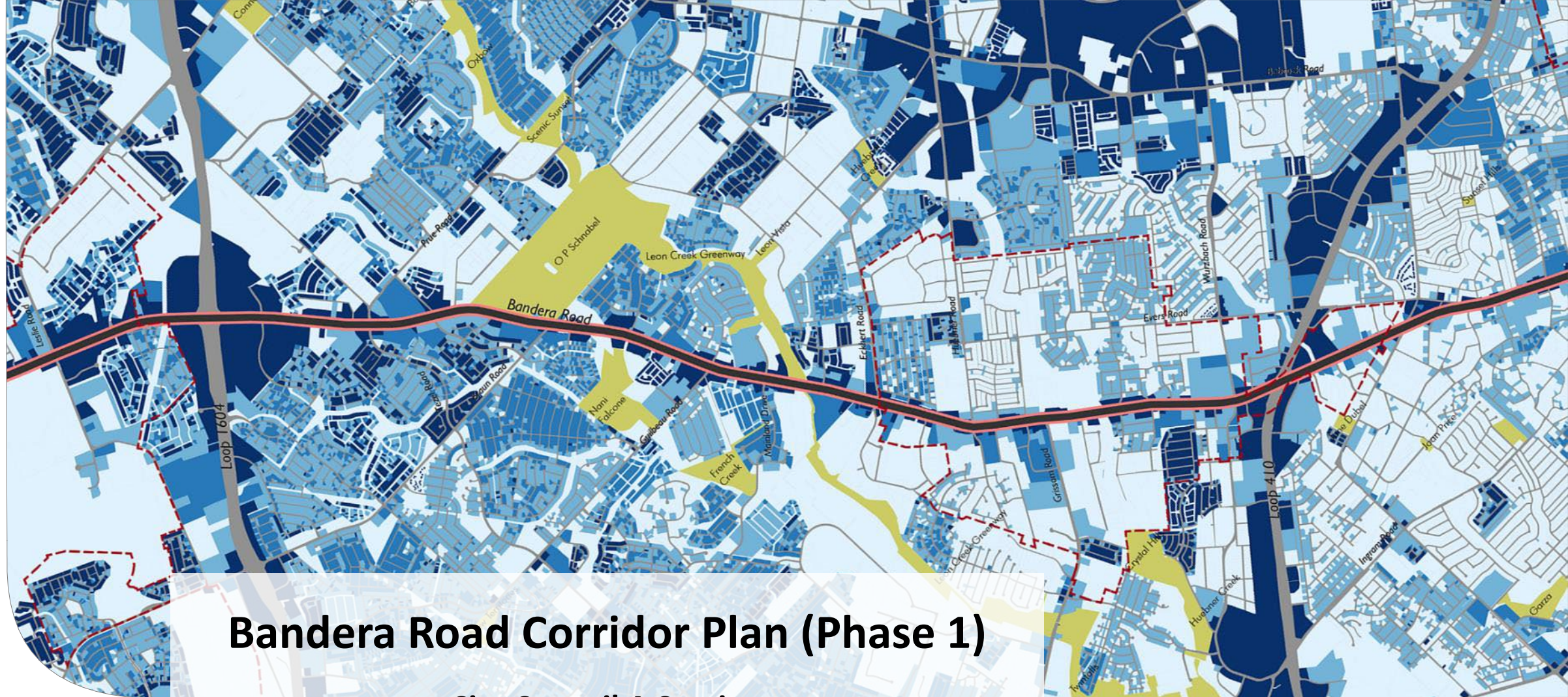
- CoSA PLNG Public Meetings (x4)
- Bandera Working Group (x11)
- Technical Work Group (x4)
- TxDOT Public Meetings (x4)
- TxDOT/CoSA Concept Workshops (x2)
- Business Forum Groups (x2)
- Numerous Neighborhood leadership Briefings and Meetings
- Numerous City of Leon Valley Events
- Texas Public Radio interview and local news coverage
- 1 mailed project update memos to appx. 34,506 addresses during COVID/Winter Storm Uri recovery



Staff Recommendation

Staff and Planning Commission recommend adoption of the Bandera Road Corridor Plan as a component of the City's Comprehensive Master Plan.





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