

## Legislation Text

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Presenter/Contact  
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**SUBJECT:**

Discuss and consider approval of a resolution for the determination of right-of-way of Schmidt Avenue, identified as a minor arterial in the City of New Braunfels Regional Transportation Plan, between Morningside Drive and IH 35.

**BACKGROUND / RATIONALE:**

Staff received an application for right-of-way determination on Schmidt Avenue in preparation of a final plat for four parcels on the south corner of Schmidt Avenue and North IH 35 Frontage Road. The request is to reduce the right-of-way width from 120 feet to a variable width between 60 and 120 feet (existing right-of-way).

Schmidt Avenue is identified as a Minor Arterial in the City of New Braunfels Regional Transportation Plan (RTP) approved by City Council on March 12, 2012. The RTP provides region wide consistency and continuity regarding arterial and collector street alignments and function to guide local thoroughfare planning decisions. The RTP defines a Minor Arterial as a roadway that serves traffic generators and through movements. Minor Arterials include up to six lanes and have a right-of-way width up to 120 feet.

The Schmidt Avenue segment is approximately 1,000 feet between the North IH 35 Frontage Road and Morningside Drive. Schmidt Avenue also provides regional connectivity between IH 35 and FM 1044. The area consists of commercial land use at IH 35 and residential land use at Morningside Drive. Morningside Drive is classified as a Major Collector and provides area connectivity between IH 35, Schmidt Ave, Rueckle Road and Solms Road. The segment is identified as a future priority trail on the City's Hike and Bike Trails Plan and is a popular route for bicyclists.

The existing right-of-way of Schmidt Avenue varies between approximately 120 to 50 feet. The existing typical section is a four-lane divided roadway with 11-foot travel lanes adjacent to North IH 35 Frontage Road tapering to a two-lane roadway towards Morningside Drive. The east side of this segment includes 6-foot sidewalks at new development adjacent to IH 35. The street serves residential areas along Schmidt Avenue and Morningside Drive and regional traffic on FM 1044.

Based on the Alamo Area Metropolitan Planning Organization (MPO) regional travel demand model, 2015 average daily traffic (ADT) was 4,500. The projected 2040 ADT is expected to significantly increase to over 17,000. The generalized capacity of the existing section is 5,100 ADT.

The future typical minor arterial section of Schmidt Avenue between North IH 35 Frontage Road and Morningside Drive includes two travel lanes, a center turn lane, bike lanes and sidewalks. The

proposed right-of-way for this section is 70 feet. The center turn lane is needed for the turning movements and intersection operations at Becker Street and Morningside Drive. The bike lanes will provide needed and master planned connectivity to the bike lanes under construction with the Morningside Drive and S. Solms Road capital projects. Additionally, the proposed street section and right-of-way is consistent with the capital project sections.

The existing right-of-way that is greater than 70 feet approaching the North IH 35 Frontage Road needs to be maintained. The intersection meets traffic signal warrants and the Texas Department of Transportation has developed a proposed plan for intersection improvements that may include a roundabout.

Based on existing and future land use, constraints, and traffic activity, 70 feet of right-of-way provides up to 48 feet of pavement which provides various vehicle lane, bicycle lane and sidewalk/path options. Additional right-of-way may be required at intersections to mitigate specific traffic impacts due to development and will be provided in accordance with the City's Code of Ordinances.

**ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:**

2006 Comprehensive Plan: Objective 22J: The City should implement the adopted Thoroughfare Plan to develop a balanced roadway network that includes arterial streets and collector streets. As further development occurs, ensure that provision and adequate arterial, collector and local streets that serve to provide traffic access and circulation and are functionally integrated with the existing arterial and collector street system.

**FISCAL IMPACT:**

N/A

**COMMITTEE RECOMMENDATION:**

On July 3, 2018, the Planning Commission made a recommendation of approval regarding the right-of-way determination. (9-0-0)

**STAFF RECOMMENDATION:**

Staff recommends establishing a minimum right-of-way width of 70 feet for Schmidt Avenue between North IH 35 Frontage Road and Morningside Drive.