

Legislation Text

File #: 19-334, **Version:** 1

Presenter/Contact
Garry Ford, City Engineer
(830) 221-4020 - gford@nbtexas.org

SUBJECT:

Discuss and consider approval of a resolution to amend portions of Alves Lane and FM 1101 on the City of New Braunfels Regional Transportation Plan.

BACKGROUND / RATIONALE:

The City of New Braunfels received a request to remove the Alves Lane extension between FM 1101 and Barbarosa Road from the Regional Thoroughfare Plan. The Alves Lane extension is a proposed Principal Arterial that realigns FM 1101 to connect to Alves Lane. The Principal Arterial is a regional facility north of Barbarosa Road and follows the FM 1101 alignment that connects to State Highway 123. Existing Alves Lane is designated as Minor Arterial south of Barbarosa Road and is parallel to IH 35. The proposed thoroughfare is the first Guadalupe River crossing south of IH 35 and connects to County Line Road.

The request is associated with the proposed plat of FM 1101 Subdivision Unit 2 Lot 2. The reasons stated by the applicant for the removal of the proposed Alves Lane extension from the thoroughfare plan include that the future thoroughfare alignment is: through platted and recorded parcels; through regulatory floodplain and floodway; will transfer roadway maintenance from the Texas Department of Transportation (TxDOT) to the City; and not practical with the Titan Development. The reason to evaluate the request is primarily based on the proposed alignment through platted and recorded parcels. City staff also identified additional factors to consider for the request including airport expansion, new fire station and training facility in the area, and recommended FM 1101 improvements.

The Alves Lane extension and FM 1101 are critical for the mobility in one of the fastest growing areas in the city. In fact, the recent Alamo Area Metropolitan Planning Organization (AAMPO) Regional Thoroughfare Plan Study is projecting significant congestion in the area even with the full implementation of the thoroughfare plan network due to a lack of additional thoroughfare streets. Removing the extension from the thoroughfare will remove the continuous parallel arterial to IH 35, add traffic demand on Barbarosa Road and not provide thoroughfare requirements in the east quadrant of Barbarosa Road and FM 1101.

The request was initially reviewed by city departments and local agencies including City Manager's Office, Public Works, Fire, Airport, Planning and Community Development, Comal County and TxDOT. All agreed that it is critical to plan for mobility options and maintain thoroughfare streets in the area and removing the Alves Lane extension is not recommended. The City retained WSP, a transportation professional, to study alternatives for the Alves Road and FM 1101 thoroughfares and area.

WSP completed the study which included meeting with agency staff, reviewing data (thoroughfare plan, approved plats and master plans, area traffic impact analyses, New Braunfels Airport Master Plan, traffic counts and other studies), evaluating alternatives and developing a recommendation. The attached memo provides a summary of the study and proposed amendments to the thoroughfare plan. The proposed amendments include:

- Reclassify FM 1101 between Holcan Drive and SH 46 from a Major Collector with 90 feet of right-of-way to a Minor Arterial with 120 feet of right-of-way. Note that TxDOT currently requires 120 feet of right-of-way.
- Realign Alves Lane between Barbarosa Road and FM 1101 to a T-intersection with FM 1101 generally following existing property lines.
- Reclassify Alves Lane between Barbarosa Road and FM 1101 from a Principal Arterial with 150 feet of right-of-way to a Major Collector with 90 feet of right-of-way.

The proposed amendments will address the following issues and needs:

- Remove Alves Lane and FM 1101 realignments on platted parcels.
- Maintain alignment and TxDOT right-of-way needs on FM 1101. The improvement of FM 1101 from FM 306 to Kohlenberg Road has been identified as a potential AAMPO project by TxDOT and the City.
- Maintain connectivity for future development in the east quadrant of Barbarosa Road and FM 1101.
- Provide connectivity for emergency response from the new fire station and training facility located on city property and adjacent to the airport.
- Provide mobility options for existing development and traffic in the area.
- Minimize thoroughfare right-of-way requirements on undeveloped parcels.
- Minimize thoroughfare improvements over the Alligator Creek regulatory floodplain and floodway.

Maintaining, removing or amending the proposed Alves Lane and FM 1101 thoroughfares do not impact the Titan Development or roadway maintenance responsibilities. The addition of the extension of Old FM 483 between FM 1101 and the Alves Lane extension as a Minor Collector with 60 feet of right-of-way will be further evaluated as part of the Major Thoroughfare Plan update that is currently underway.

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

FISCAL IMPACT:

N/A

COMMITTEE RECOMMENDATION:

Planning Commission held a public hearing on December 4, 2018 and recommended approval of the proposed amendments on a motion that was carried unanimously.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to City of New Braunfels Regional

Thoroughfare Plan. Staff does not recommend removal of the Alves Lane extension between FM 1101 and Barbarosa Road.