

Legislation Text

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Presenter/Contact

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SUBJECT:

Discuss and consider a recommendation to City Council regarding the removal of a segment of the Minor Arterial identified in the City of New Braunfels Regional Transportation Plan that is the future extension of County Line Road from FM 1044 to Engel Road.

BACKGROUND / RATIONALE:

The City of New Braunfels received an Application for Regional Transportation Plan Amendment requesting removal of a segment of the Minor Arterial in the Regional Transportation Plan (RTP) that is the future extension of County Line Road from FM 1044 to Engel Road. The application included a subdivision site plan for the "1845 Subdivision" that is noncompliant with the City's subdivision regulations.

The County Line Road Minor Arterial thoroughfare runs south of and parallel to IH 35 from Engel Road north to Barbarosa Road. Existing segments include County Line Road from FM 1044 to south of the Guadalupe River and Alves Lane from State Highway 46 to Barbarosa Road. The current right-of-way dedication requirement for a Minor Arterial is 120 feet and the developer may be required to construct two lanes if supported by a traffic impact analysis (TIA).

The RTP is the City's adopted plan for guiding thoroughfare system improvements, including the existing and planned extension of city streets and highways. The thoroughfare system is comprised of existing and planned interstates, expressways, parkways, arterials, and collectors which require wider or new rights-of-way. The primary objective of the RTP is to ensure the dedication of adequate right-of-way on appropriate alignments and of enough width to serve existing and future transportation needs. The Texas Local Government Code allows the City to require development plans and subdivision plats to conform to the general plan for current and future roadways

City staff communicated the Minor Arterial thoroughfare requirements with the property owner through predevelopment meetings, traffic impact analysis scoping meeting, and a meeting with the property owners, their attorneys, and City staff and Counsel. In March 2020, New Braunfels Utilities (NBU) notified the City that they received a request for electric service design and that subdivision layout was inconsistent with the City's RTP. The City and NBU informed the property owner that the subdivision site plan was noncompliant with the city's subdivision regulations and could not be accepted.

In addition to the request to remove the Minor Arterial thoroughfare, the City received a request to conduct a rough proportionality analysis for the proposed subdivision. The analysis was completed in accordance with State Law and concluded that the proposed development is roughly proportionate

based on the noncompliant subdivision site plan and TIA. The rough proportionality analysis may be updated based on a compliant site plan that considers the future thoroughfare.

City staff reviewed the request based on the thoroughfare connection, current and future transportation mobility needs, and compliance of the Minor Arterial thoroughfare with nearby developments. As previously stated, the subject Minor Arterial thoroughfare is parallel to IH 35 and is critical for mobility south of the highway. The thoroughfare has been on the plan since at least 2005 and provides a connection to the future Parkway between IH 35 and FM 1044. FM 1044 currently ends at the IH 35 northbound frontage road which is a limitation of the existing arterial.

The Capital-Alamo Connections Study, a TxDOT initiated a study to develop bi-regional strategies to enhance mobility within the greater Austin-San Antonio region, identified the limited availability of alternatives to IH 35 and designating, prioritizing, and coordinating arterial improvements in regional and local thoroughfare plans as a key strategy to address future mobility needs. Furthermore, the study indicated that a most trips are for local travel and the completion of the County Line Road extension from FM 1044 to Engel Road will improve mobility.

The master planned developments of Highland Grove, Highland Gardens, Morningside Hills, and Morningside Trails have provided the right-of-way dedication for the Minor Arterial between FM 1044 and Engel Road. Morningside Hills is planned to have a segment of the arterial constructed to serve the development and Highland Grove has also provided the right-of-way dedication for the future Parkway that will connect to Rueckle Road and IH 35.

Removal of a segment of the Minor Arterial that is the future extension of County Line Road south of FM 1044 is not recommended. The removal will create a gap between FM 1044 and Highland Gardens with no other alternative to make the roadway connection. Thoroughfares on the RTP represent a generalized location and can be refined to meet local site conditions. Modifications to the site plan, zoning, and other adjustments to the roadway network, drainage facilities, intersections, and access will allow for various development scenarios. City staff is willing to work with the property owner to fully develop the site and meet the City's development and transportation requirements.

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

Envision New Braunfels Comprehensive Plan	ACTION 7.50 [POLICY]	Ensure the thoroughfare plan includes and ordinances require adequate dedication and reservation of right-of-way for future roadways.
Envision New Braunfels Comprehensive Plan	ACTION 7.53 [PLAN INITIATIVE]	Upgrade existing arterials and major collectors and identify new alignments to create a network of expressway or parkway functional classification roadways. Create a plan by 2020; complete construction by 2040.

Envision New Braunfels Comprehensive Plan	ACTION 7.56 [PROJECT]	Identify missing linkages across town that create barriers to efficient mobility (e.g. the Town Creek neighborhood connections to Downtown and Landa Street, Guadalupe River crossings southwest of Cypress Bend Park and another on the east side of IH-35, parallel routes to Hwy 46 South, etc); implement a plan to construct.
Envision New Braunfels Comprehensive Plan	ACTION 7.59 [PLAN INITIATIVE]	Address future infrastructure needs when roadways are built by planning for infrastructure not necessarily needed at the present, but what will be needed in the future.

FISCAL IMPACT:

The fiscal impact is unknown.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff does not recommend removal of a segment of the Minor Arterial identified in the City of New Braunfels Regional Transportation Plan that is the future extension of County Line Road from FM 1044 to Engel Road.