

## Legislation Text

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**File #:** 21-992, **Version:** 1

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**PRESENTER:**

Jessica Perry, Graduate Engineer

**SUBJECT:**

Discuss and consider a recommendation to City Council to restrict parking on Willowbrook at the intersection with FM 1101.

**DEPARTMENT:** Public Works

**COUNCIL DISTRICTS IMPACTED:** 5

**BACKGROUND INFORMATION:**

Staff was contacted by three residents of August Fields subdivision regarding on-street parking along Willowbrook, specifically at the entrance near FM 1101 during school pick-up and drop-off times. Residents have stated that cars routinely block subdivision entry and exit lanes, as well as the northeast-bound right turn lane on FM 1101 entering the subdivision. Construction vehicles stopping in this area to drop-off materials have also been reported as being a problem.

The entrance to the subdivision has three lanes: one entrance and two exiting dedicated left-and right-turn lanes. Staff conducted site visits and measured the pavement width of the travel-way as well as the entryway on Willowbrook at 30 feet and 36 feet, respectively.

Site visits were first conducted during drop-off and pick-up peak hours during the end of the spring 2021 semester. School activity was irregular however, due to unusually bad weather and unusual school conditions due to COVID. Site investigation continued after the start of the 2021 fall semester during both morning drop-off and afternoon pick-up school peak hours.

There is an open space lot on either side of the entrance to the subdivision. The sidewalk is currently constructed from FM 1101 approximately to the extents of the frontage of these open space lots. Residential lots exist beyond the sidewalks on either side of the road, and therefore no parking zones would not be recommended beyond the current limits of the sidewalks.

The subdivision is less than halfway complete, with many homes under construction in Phases 1 - 3 of the development. Phases 4 and 5 propose over 100 more homes and Phase 6 proposes commercial land use. The front of the subdivision has several lots empty pending home construction, and therefore there are gaps in the sidewalk along those lots on either side of Willowbrook. Traffic from ongoing home and road construction includes large construction vehicles within the neighborhood, reducing travel width and sight distance.

**ISSUE:**

Residents of August Fields subdivision have contacted the City regarding on-street parking within their subdivision, especially the entrance during school pick-up and drop-off times. Their concerns are with entry and exit lanes, as well as the northeast-bound right turn lane on FM 1101 being blocked by parked or stopped vehicles.

**FISCAL IMPACT:**

Traffic control signs cost approximately \$150 each. Sufficient funding is available in the FY 2022 approved streets and drainage budget.

**RECOMMENDATION:**

Staff recommends a no parking zone on the southwest side of Willowbrook from the intersection with FM 1101 for approximately 174 feet and on the northeast side of Willowbrook from the intersection with FM 1101 for approximately 292 feet.