

## Legislation Text

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**File #:** 17-809, **Version:** 1

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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 E. Common Street, identified as a principal arterial in the City of New Braunfels Regional Transportation Plan, from the intersection with Loop 337 to 400 feet to the east.

**BACKGROUND / RATIONALE:**

Staff received an application for right-of-way determination on E. Common Street in preparation of a final plat for a parcel at the north corner of E. Common Street at Loop 337. The request is to reduce the right-of-way width from 150 feet to 80 feet (existing right-of-way).

Common Street is identified as a principal arterial in the City of New Braunfels Regional Transportation Plan (RTP) approved by City Council on March 12, 2012. The RTP provides a long-term vision of the major street network necessary to meet future travel needs. A principal arterial is a roadway with a high traffic volume and is frequently the route of choice for trucks and other large vehicles. Principal arterials include up to six lanes and have a right-of-way width of up to 150 feet. Common Street provides regional connectivity from Union Avenue north of the city's extraterritorial jurisdiction along FM 1102 and is the primary parallel arterial west of IH 35.

The E. Common Street segment reviewed with the request is from the intersection with Loop 337 to approximately 400 feet to the east. The distance is based on the existing constraints of residential properties on the north side of E. Common Street. Loop 337 is also designated as a principal arterial and the intersection of Loop 337 and Common Street is an important intersection for traffic operations and safety. The existing right-of-way is approximately 80 feet with 65 feet of pavement. The typical section is a four-lane roadway with no on-street parking and no sidewalks adjacent to the street. The roadway serves various land uses, including residential and commercial. It also serves Gruene and medical offices along the Common Street corridor.

The existing Common Street section adjacent to the parcel includes two travel lanes in each direction and a left turn lane at Loop 337. The approach to the intersection currently experiences significant queues and delays specifically for the westbound left movement. Oftentimes the westbound Common Street left turns back up more than half way to Gruene Road due to the limited capacity and available time at the intersection. As such, additional capacity is needed approaching the intersection and the right-of-way needs to be preserved in order to make improvements such as an additional left turn lane and right turn lane. Right-of-way dedication provides the opportunity to improve overall operations and safety.

Based on existing and future land use, constraints and traffic activity, it is recommended that the right

-of-way be reduced from 150 feet to 110 feet. This will allow for additional lanes, roadside buffer and 6-foot sidewalks. The determination will require 15 feet right-of-way dedication with the final plat.

The proposed right-of-way determination of 110 feet has been coordinated with the property owner and Texas Department of Transportation to develop the final plat and site plan for the proposed land use.

**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 November 7, 2017, the Planning Commission made a recommendation of approval regarding the right-of-way determination. (9-0-0)

**STAFF RECOMMENDATION:**

Staff recommends establishing a right-of-way width of 110 feet for E. Common Street from the intersection with Loop 337 to 400 feet to the east.