

Mayor and Council Communication

DATE: 02/11/25

M&C FILE NUMBER: M&C 25-0099

LOG NAME: 06MT-24-002 COMANCHERIA WAY

SUBJECT

(CD 7) Adopt Amendment to the Master Thoroughfare Plan to Modify the Cross-Section for Comancheria Way to Add 20 Feet of Right-of-Way from a Neighborhood Connector with an Undivided Center Two-Way Left Turn Lane to a Neighborhood Connector with a Divided Section with a 37-Foot Median

RECOMMENDATION:

It is recommended that the City Council adopt the proposed amendment to the Master Thoroughfare Plan, MT-24-002, to modify the cross-section for Comancheria Way to add 20 feet of right-of-way from a neighborhood connector with an undivided center two-way left turn lane, to a neighborhood connector with a divided section with a 37-foot median.

DISCUSSION:

The City Plan Commission held a public hearing on the proposed Master Thoroughfare Plan (MTP) amendment (MT-24-002) on December 6, 2024. In conformance with the Subdivision Ordinance, property owners within 300 feet of the MTP amendment were notified of this request, along with registered community organizations within a half mile. Following the public hearing, the City Plan Commission recommended approval of the amendment to City Council.

The purpose of this Mayor and Council Communication is to adopt the proposed amendment to the MTP to modify the cross-section for Comancheria Way from a neighborhood connector (NCO-L2-T0-TWLT-P0-BOP), an undivided center two-way left turn lane section, to a neighborhood connector (NCO-L2-T0-NTMW-P0-BOP), a divided section with a 37-foot median.

GBTM Sendera LLC initiated the request concurrently with a revision of the approved preliminary plat for Madero (PP-21-032). The preliminary plat revision was approved conditional upon approval of this MTP amendment. The MTP amendment will modify the overall width of the right-of-way being dedicated for this section of the roadway which requires City Council approval.

The applicant is providing all of the additional right-of-way from their property which will prevent the properties from the north having to dedicate additional right-of-way over and above the original requirements as shown on the MTP.

The proposed cross-section is to prevent the road from being constructed upon existing gas pipelines that will now be located in the proposed 37-foot wide median.

The MTP amendment is located in COUNCIL DISTRICT 7.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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