

MEMORANDUM

TO: Bridget Kean, Deputy Director, Planning & Zoning

FROM: Diana Spriggs, P.E., Assistant Public Works Director

DATE: April 7, 2026

SUBJECT: P22-093 Tradition DRI Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering & Planning, Inc. dated November 7, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd with the below edits to the Tradition Development of Regional Impact (DRI).

Under the obligation of timing for the improvements for the Tradition Parkway and Community Boulevard roundabout, the improvement to convert the existing 1-lane roundabout to a 2-lane roundabout and open to the public must be completed by April 1, 2028.

Under the traffic signal warrant analysis for the Tradition Parkway and Community Boulevard roundabout, the City may request the analysis and can require the analysis to be repeated biennially in order to determine if a signal is warranted.

We are adding timing to the obligation for Fernlake Drive to Westcliffe Lane to be constructed and open to the public as a 2 lane roadway prior to the 100th residential building permit being issued within the Brynlie Subdivision Plat.

Also, there is an addition of certain timing for the platting and conveyance of Westcliffe lane to North/South A, including the roundabout at Westcliffe Lane and North/South A. It has been added as must be platted and constructed as a 2 lane divided roadway and open to the public within 6 months of North/South A being open to the public from Tradition Parkway to Crosstown Parkway.

Finally, we have added intersection improvement requirements for the intersection of Crosstown Parkway and Fairgreen Road. They will be adding an additional left turn lane west bound on Crosstown Parkway as well as extending these turn lanes to be each 400 feet in length. Also, adding an additional receiving lane along Fairgreen Road for this traffic from Crosstown Parkway to Salvatierra Boulevard. They will also add a dedicated left turn, thru and right turn lane configuration for the northbound Fairgreen Road traffic at Crosstown Parkway. This commitment is to be completed prior to December 31, 2027 or within 6 months of the Pre-Construction meeting for any development at the southwest corner of this intersection, whichever comes first.