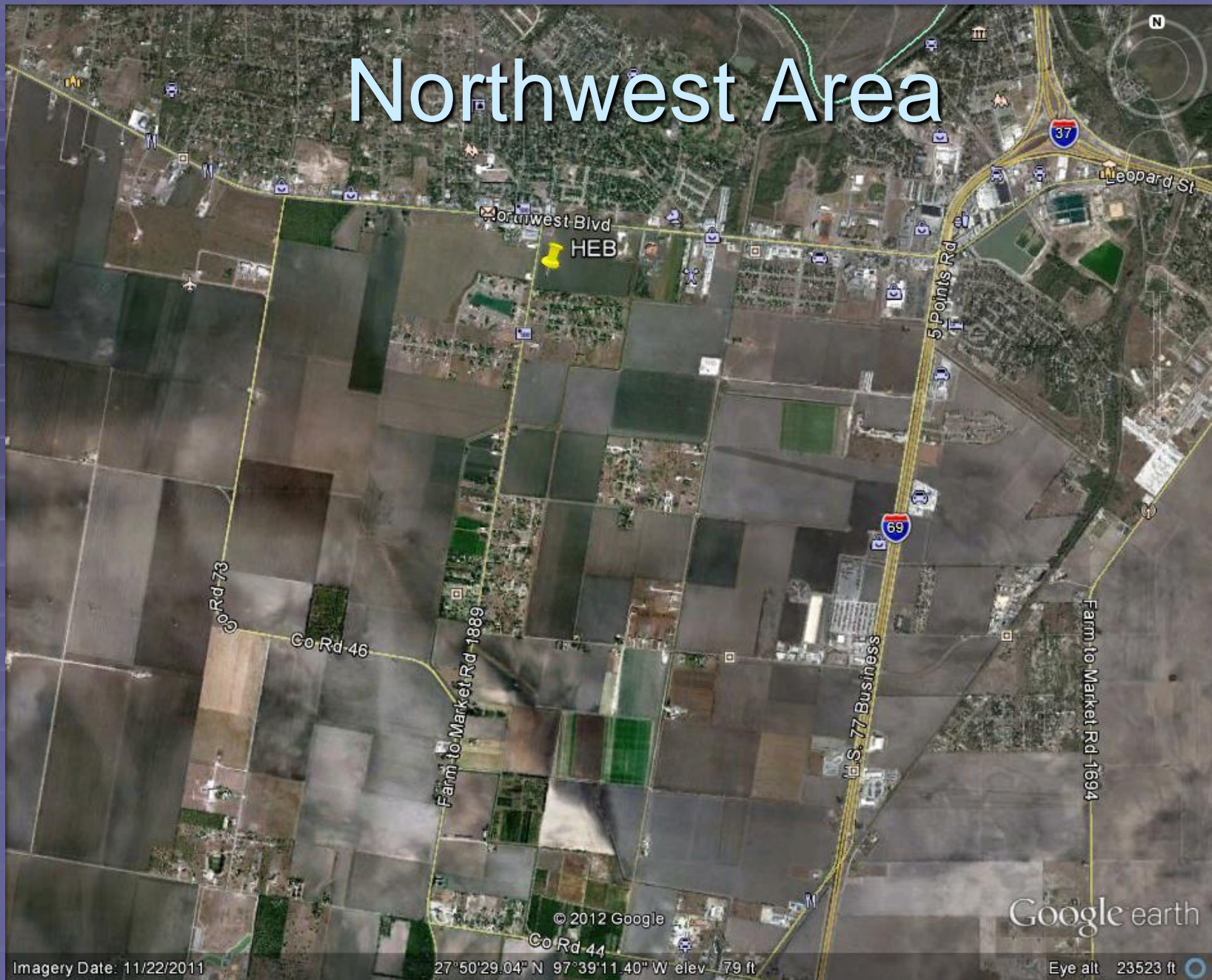
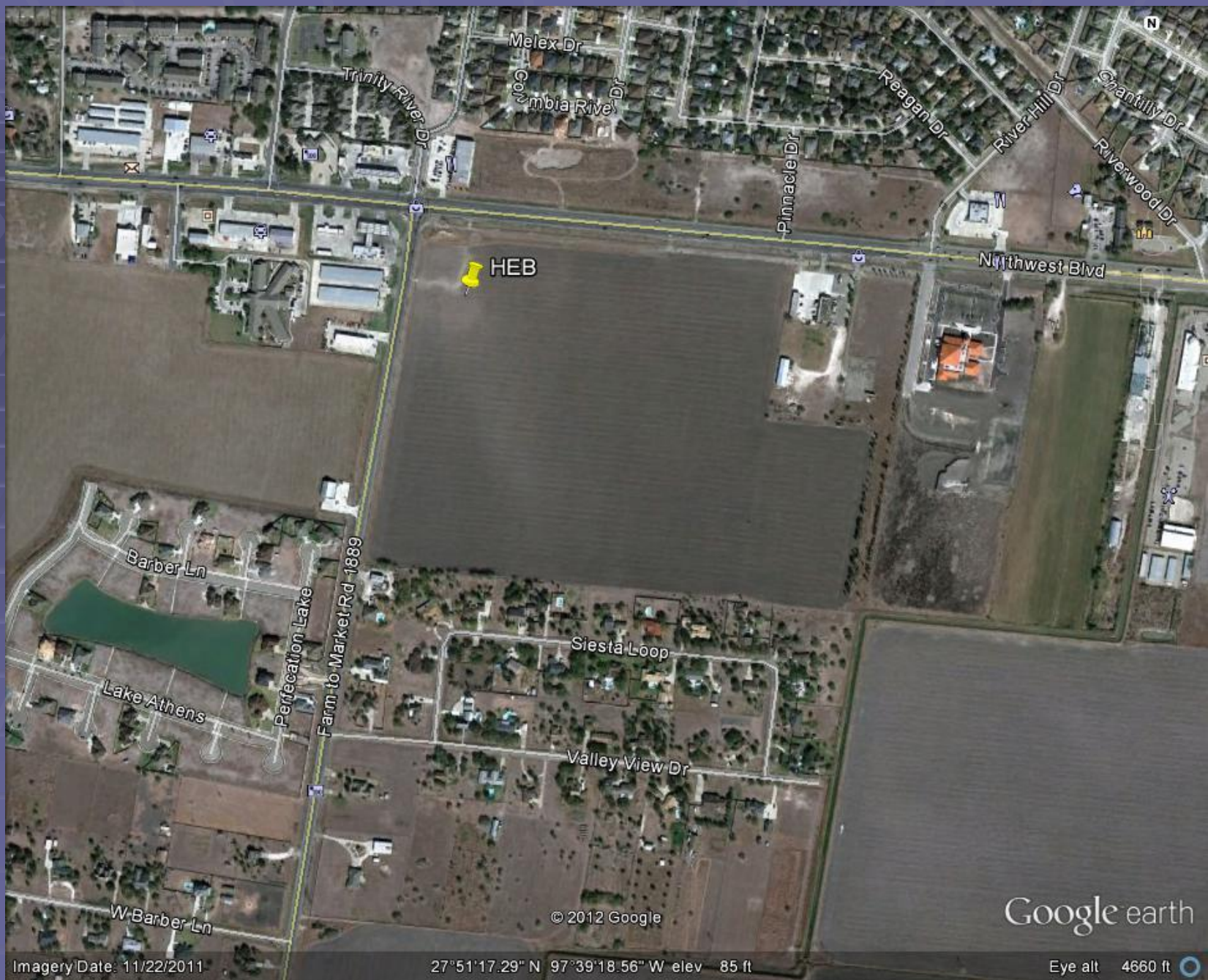


2012 Urban Transportation Plan Amendment – Northwest Area Collector Street



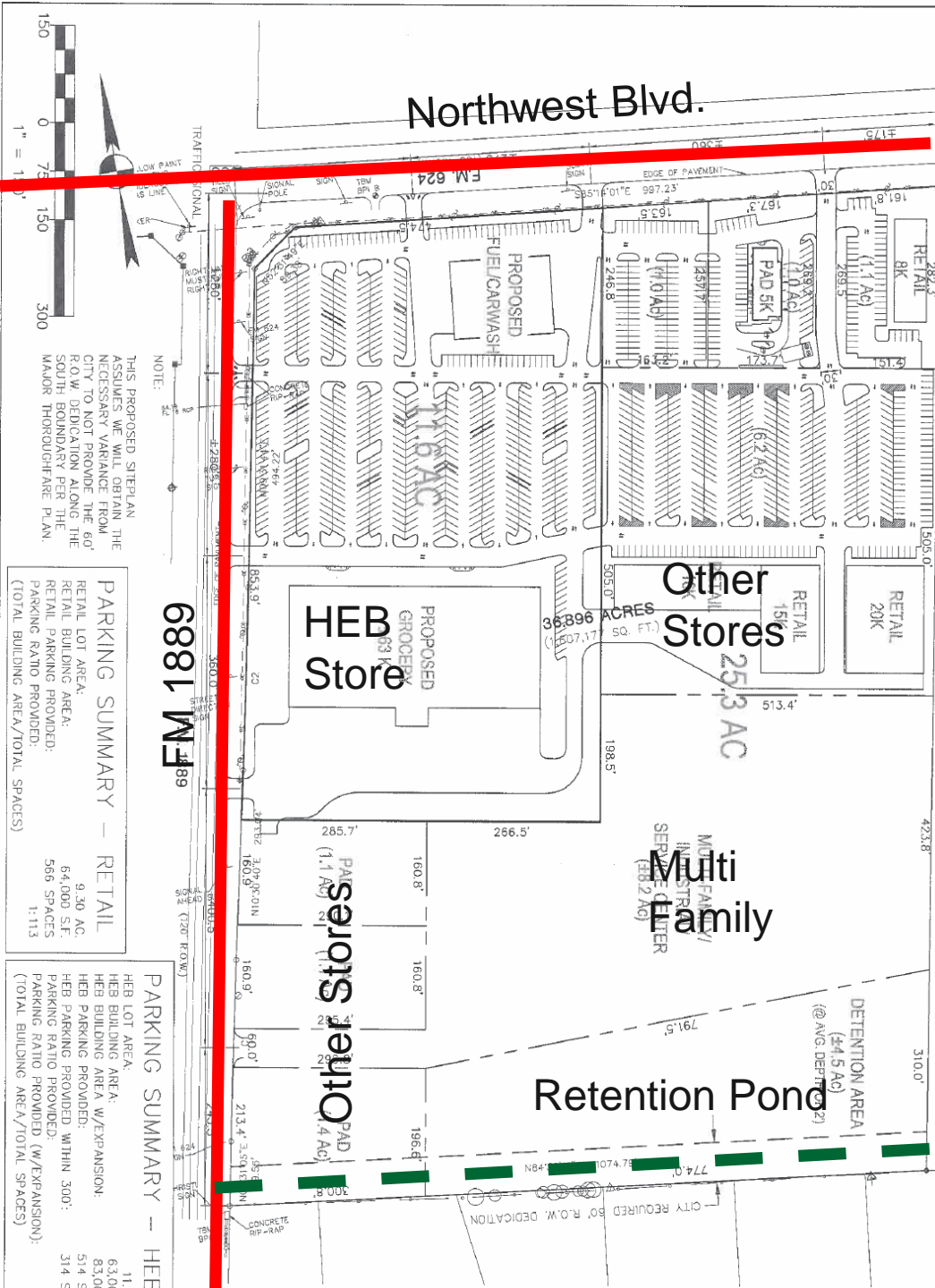
Northwest Area





Northwest Area Collector

- Location consistent with City Plans
- 63,000 sq ft Grocery Store
- 64,000 sq ft shopping center
- Others Stores/Multi Family uses
- Potential Traffic Generation +- 8,000 trips per day



Site Alternative with Collector



Northwest Area Collector

HEB Site
35 AC.

FM 624

NORTHWEST BLVD

Co Rd 52

FM 1889

Co Rd 69

2.PROPOSED NORTHWEST AREA COLLECTOR

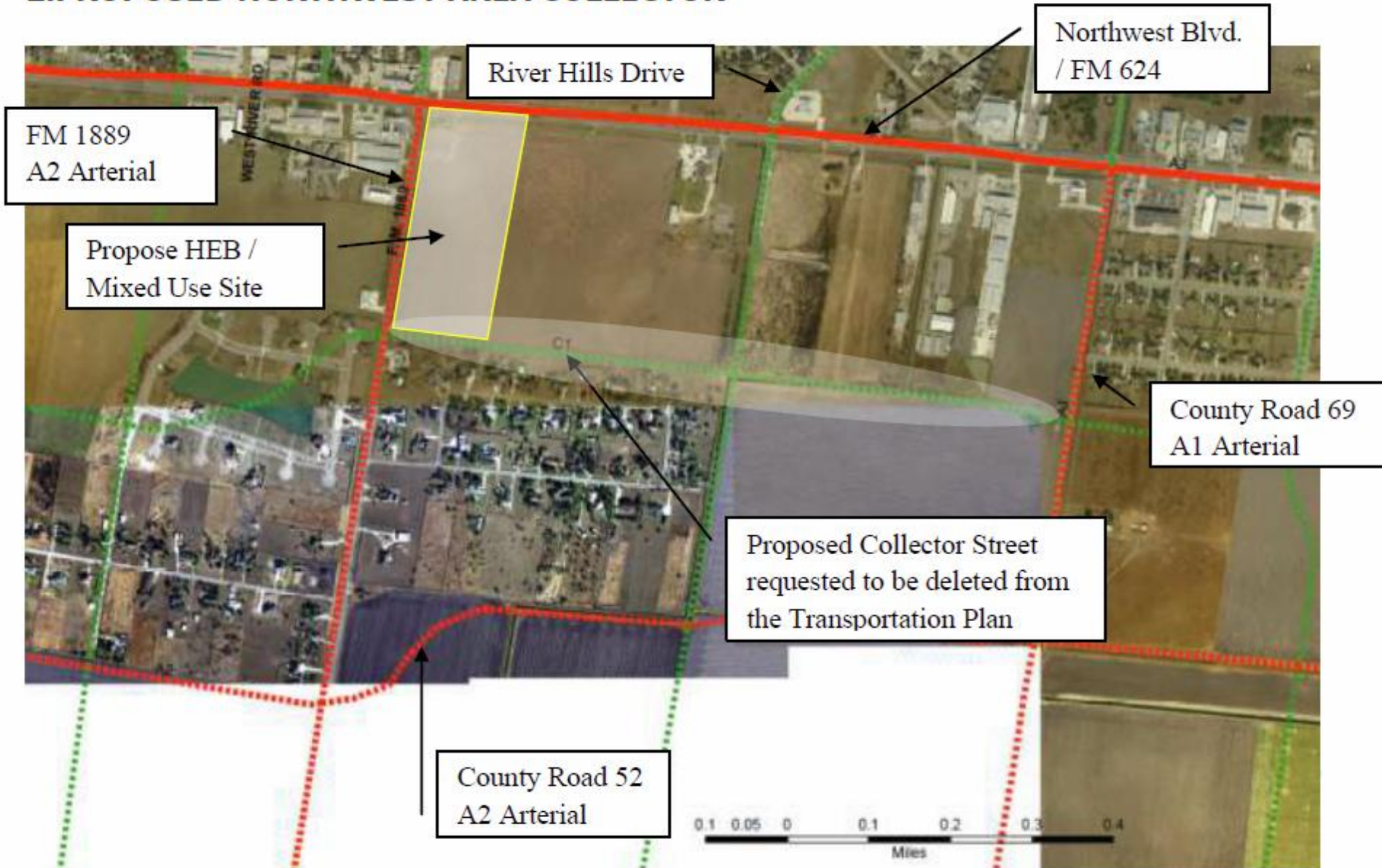


Figure 1

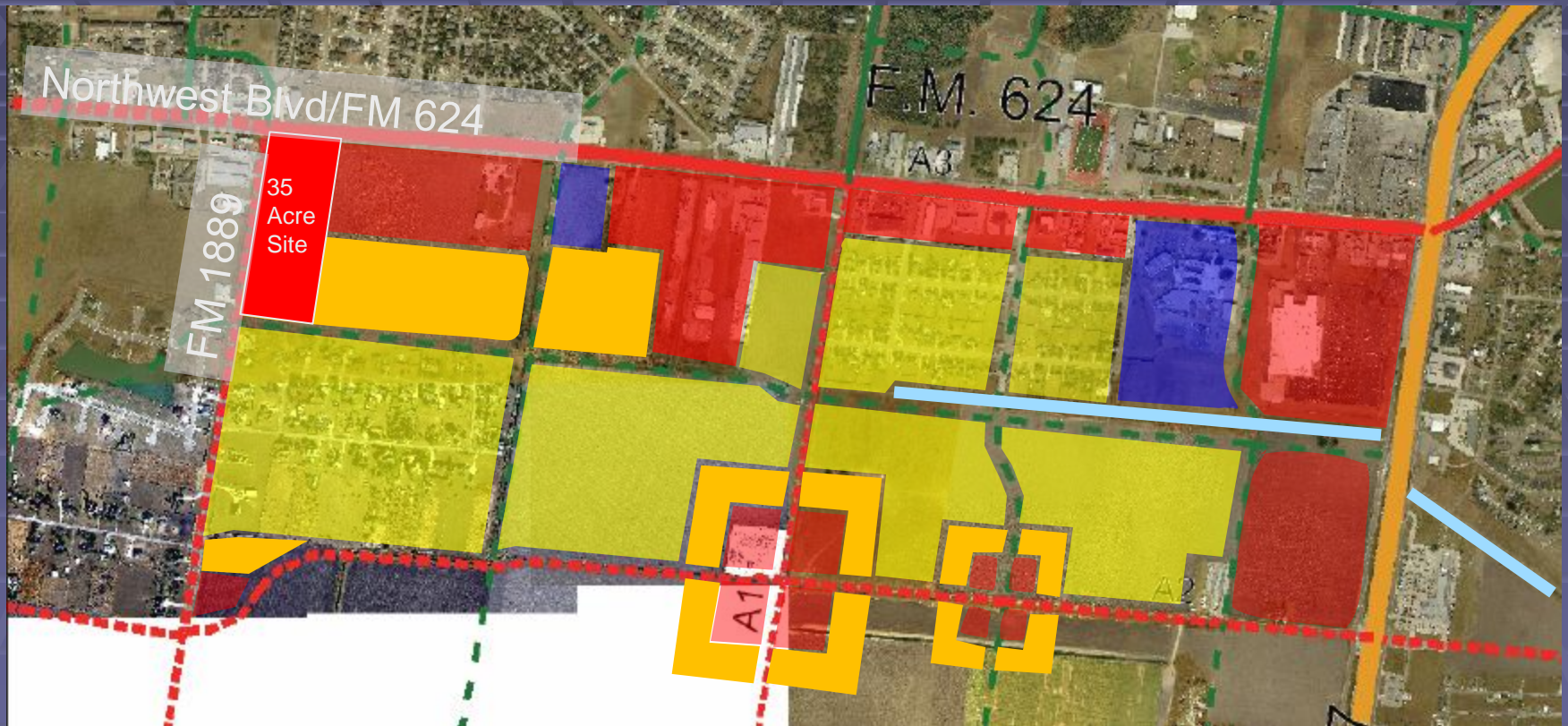
Issues and Background Information

- An east west collector will provide an alternative route to FM 624/ Northwest Blvd.
- The collector concept is similar to the function of McArdle and Williams Drive.
- Site at full development 8,000 trips per day.
- A portion of the collector network has been built – River Hills Drive.
- The collector might be eligible for MPO Funding.

Staff / Developer Discussion

- Staff proposals have been refused by the developer.
 - Develop the grocery store lot only – defer dedication and construction of collector
 - Develop the entire multi-lot subdivision but defer construction of the collector
 - Propose the City share up to 50% of the collector street costs – Developer Participation Fund

Single Family
Multi Family
Commercial
Public Semi-Public



Recommendations

- Staff Recommends retaining the collector on the Plan.
 - To address developer concerns that the collector is located too far to the south to contribute to their development, staff recommends **that the collector** can be aligned northward approximately 350 feet.
- Transportation Advisory and Planning Commission have recommended removal of the collector from the plan

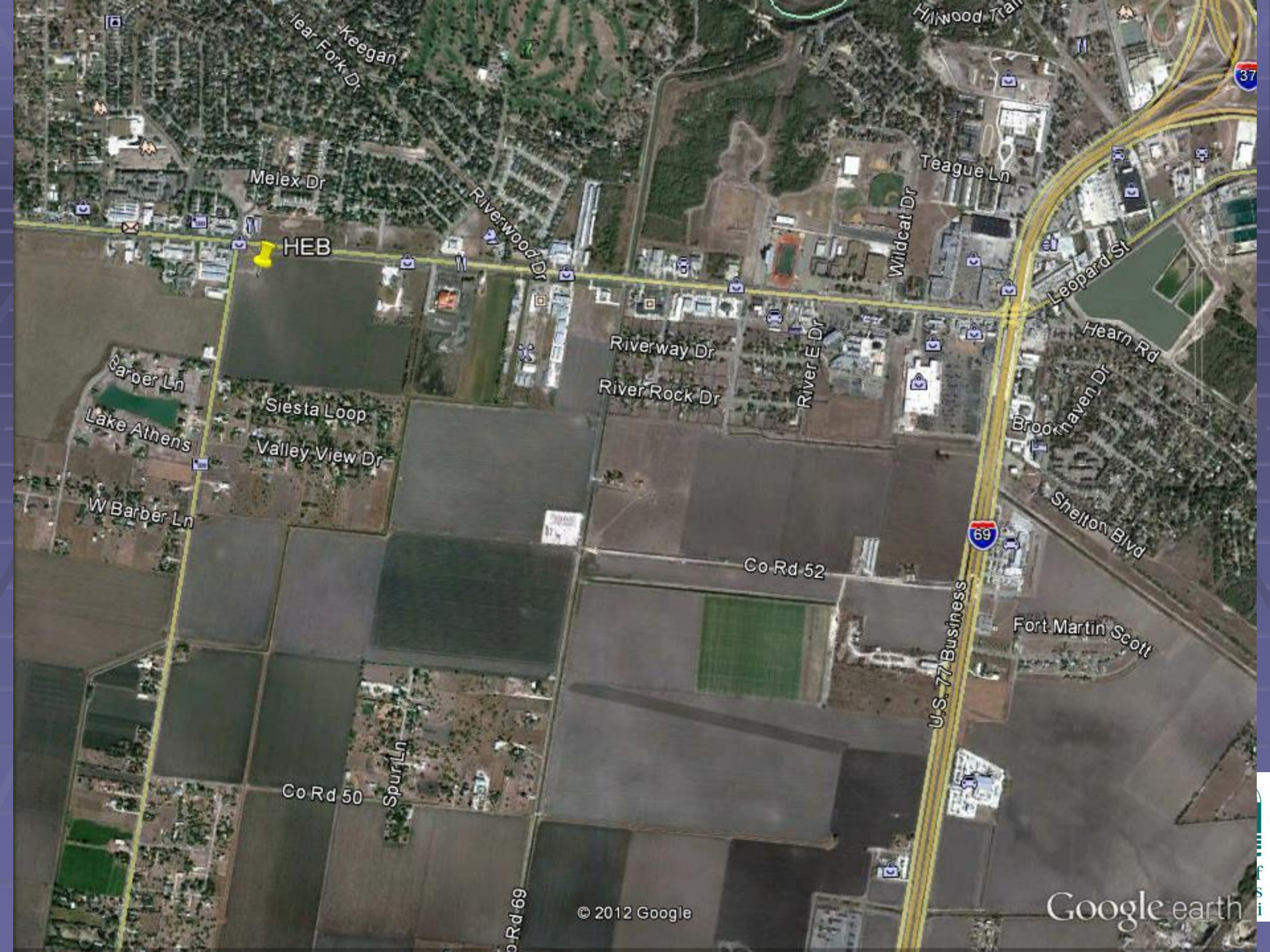
Conclusion

- Keeping the collector is consistent with
 - Dedication of the street is consistent with other similar developments
 - Concern for the future of the neighborhood
 - Consistent with the City Council's adopted Urban Transportation Plan

2009 Urban Transportation and Future Land Use Plan Amendments







Northwest Area Collector

HEB

North San Pedro

Robstown

©2012 Google

Google earth

HEB

Subdivision
Under
Construction