



## **AGENDA MEMORANDUM**

Public Hearing for Planning Commission  
January 11, 2017

**DATE:** January 11, 2017

**TO:** Planning Commission

**FROM:** Daniel McGinn, AICP, CFM, Assistant Director of Planning/ESI  
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Proposed Urban Transportation Plan Amendment – Removal of C1 Collector with an alignment running in the north/south direction between Saratoga Boulevard and Acushnet Drive; and C1 Collector designation and extension of Zenith Drive from Saratoga Boulevard to Acushnet Drive

### **CAPTION:**

Ordinance amending the Urban Transportation Plan (UTP) Map, of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing Norchester Drive, with an alignment running in the north/south direction between Saratoga Boulevard and the proposed Acushnet Drive; and C1 Collector designation and extension of Zenith Drive from Saratoga Boulevard to the proposed Acushnet Drive; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

### **PURPOSE:**

A “Collector” street provides access to local, other collector and arterial streets. The lowest order of “collector” streets is designed to “collect” local residential streets with the intent of connecting to an arterial grid system.

### **BACKGROUND AND FINDINGS:**

The City’s Urban Transportation Plan (UTP) Map designates a proposed C1 Collector (60-foot Right-of-Way) with an alignment running in the north/south direction between Saratoga Boulevard and the proposed Acushnet Drive. This proposed C1 Collector is shown to initially split property lines between Cabaniss Field (government property) and a portion of the Bohemian Colony Lands subdivision (private property) before jogging to the east to tie into the proposed Acushnet Drive. Property owners are required to share the responsibility of costs for master planned streets that are shown along property lines on the UTP.

A developer submitted a preliminary plat for a 28.5-acre tract, of Bohemian Colony Lands, that is currently zoned for commercial and light industrial use. Preliminary plats are required to comply with City master plans and land uses. A change of zoning has not been requested, but the preliminary plat does not conform to the City's UTP map. The preliminary plat shows the proposed extensions of existing streets (Zenith Drive, Acushnet Drive, and Evans Road), but not the extension of the master planned C1 collector as designated on the UTP map. All of the existing streets contained within the plat boundary have a 60-foot right-of-way.

The developer's request to delete the proposed C1 collector is based on the challenges presented by the adjacent property owner, which is the federal government (Department of the Navy). Dedication of right-of-way can only be acquired from the private developer, but not from the federal government. Another challenge presented is the *Grant of Easement* signed in 1985 which granted a drainage easement, on government property to the City, for a period of 50 years. The federal government (acting through the Department of the Navy), granted an easement to the City of Corpus Christi for the "...construction, installation, operation, maintenance, repair, and replacement of a drainage ditch..." This agreement states that upon termination, the City "...at its expense shall remove, to the extent requested by the Government, improvements installed ..."

The developer requests the deletion of the current UTP-designated C1 collector that borders private property and federal property. The developer proposes to extend Zenith Drive, which currently extends approximately 380 feet south of Saratoga Boulevard. This segment of Zenith Drive has a 60-foot of right-of-way and would extend to tie into the proposed Acushnet Drive. The developer proposes Zenith Drive as an alternative collector segment, since it currently meets design standards for a C1 collector street.

The proposed amendment maintains the intent of the UTP map by providing connectivity south of Saratoga Blvd. This alignment also allows for a future Three-legged "T" signalized intersection of Norchester Drive, north of Saratoga Boulevard, if a traffic signal warrant analysis indicates requirements were met.

#### **ALTERNATIVES:**

Denial of the proposed UTP amendment.

#### **OTHER CONSIDERATIONS:**

Not applicable

#### **CONFORMITY TO CITY POLICY:**

The proposed amendment conforms to City policy.

#### **EMERGENCY / NON-EMERGENCY:**

Non-emergency.

#### **DEPARTMENTAL CLEARANCES:**

Street Operations, Development Services, Planning/ESI

Transportation Advisory Commission recommended removal of C1 Collector with an alignment running in the north/south direction between Saratoga Boulevard and the proposed Acushnet Drive from the UTP; and C1 Collector designation and extension of Zenith Drive from Saratoga Boulevard to the proposed Acushnet Drive to the UTP on November 28, 2016.

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

| Fiscal Year 2015-2016           | Project to Date<br>Expenditures<br>(CIP only) | Current Year | Future Years | TOTALS |
|---------------------------------|-----------------------------------------------|--------------|--------------|--------|
| Line Item Budget                |                                               |              |              |        |
| Encumbered / Expended<br>Amount |                                               |              |              |        |
| This item                       |                                               |              |              |        |
| BALANCE                         |                                               |              |              |        |

**Comments:** None

**RECOMMENDATION:**

City staff recommends approval of this ordinance amendment.

**LIST OF SUPPORTING DOCUMENTS:**

Presentation  
Ordinance  
Grant of Easement Document