



**AGENDA MEMORANDUM**  
for the City Council Meeting of May 8, 2012

**DATE:** April 18, 2012

**TO:** Ronald L. Olson, City Manager

**FROM:** Pete Anaya, P.E., Director, Planning Department  
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<b>Public Hearing – Urban Transportation Plan Amendment – Northwest Proposed Collector Street</b>
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**CAPTION:**

Public Hearing and Ordinance amending the Urban Transportation Plan, an element of the Comprehensive Plan of the City of Corpus Christi, by providing for removal of proposed collector street which was to be located approximately 0.28 miles south of Northwest Blvd (FM 624), between FM 1889 and FM 69, amending related elements of the Comprehensive Plan of the City; providing for severance; providing for publication.

**PURPOSE:**

An amendment to the Urban Transportation Plan concerning the removal of a proposed collector street.

**BACKGROUND AND FINDINGS:**

Issue/Problem:

The City has been requested to determine if a proposed collector on the Urban Transportation Plan can be removed from the adopted plan. The proposed collector street is parallel to Northwest Boulevard and located approximately 0.28 miles (1,500 feet) south of Northwest Boulevard. The specific area of concern is between FM 1889 and FM 69.

In January the TAC requested a conceptual site plan. A letter is attached outlining the development proposal and the concerns by the developer regarding the collector street. In addition, there is a conceptual site plan of the property containing:

- 63,000 square foot grocery store
- 64,000 square feet of floor area on five retail sites facing Northwest Blvd.
- Three additional pad sites with a total acreage of 3.6 acres, floor area unknown facing FM 1889
- 8.2 acres of multi-family/industrial/service center

Currently, the undeveloped property is zoned for Farm and Rural use with dwellings on 5 acre lots. The adopted Future Land Use Plan designates the property for commercial and multi-family uses. A rough trip generation estimate would be approximately: retail area trips = 6,550 trips per day; multi-family = 1,350 trips per day; total estimate for planning purposes = 7,900 or

790 peak hour trips.

Additional Background and Findings:

The proposed collector was placed on the City's Urban Transportation Plan in 2005 with the purpose of providing a relief route to congestion on Northwest Boulevard. The proposed Future Land Use Plan calls for high intensity commercial uses along Northwest Boulevard with multifamily uses located behind the commercial uses.

Existing trips on Northwest Boulevard and FM 1889 are shown in the table below.

Street	Average Daily Trips			Growth Per Yr. in Trips	Approximate Existing % of Capacity	
	2001	2010	2011		Capacity	Capacity
Northwest Boulevard, West of US 77	25,382	29,000		14%	32,000	91%
Northwest Boulevard, West of FM 1889						
1889	10,524		10,652	1%	32,000	33%
FM 1889, South of FM 624			4,551		15,000	30%

Note: Northwest Boulevard - 4 travel lanes with turning lanes; FM 1889 2 lanes with shoulders.

Traffic capacity on Northwest Boulevard is currently sufficient to handle existing uses. However, the corner of Northwest Boulevard and FM 1889 is strategically located with connection to Robstown and might be an ideal for a large retailer or super center. Supercenters can generate 13,000 to 20,000 trips per day depending on the size of the center.

The proposed collector has not been dedicated by the existing subdivision to the south, therefore construction of the roadway may require city participation and the right-of-way would likely be obtained from the large deep tracts fronting onto Northwest Boulevard.

The parallel collector is intended to assist with movement of traffic on the primary arterial street by reducing turning movements at midblock at the various driveways that could be located between FM 1889 and FM 69 on Northwest Boulevard.

The proposed development may contain sufficient traffic generating capacity to warrant a traffic signal in the future. The collector street is generally a better location to place a signal since more properties are served.

Obstacles to development of the collector street exist including existing developed properties and a water supply canal for Water Control and Improvement District #3.

Conclusion:

Staff Recommendation: Staff recommends that the collector be retained on the plan. However, to address the concern expressed by the developer that the collector is located too far to the south to contribute to their development; staff suggests that the collector can be aligned northward to intersect with FM 1889 north 350 feet from the south property line.

Transportation Advisory Committee Recommendation: 3/26 - Recommended approval of the developer's request to remove the collector street from the Urban Transportation Plan, between FM 1889 and County Road 69.

Planning Commission Recommendation: 3/28 – Recommended approval of the Developer's request to remove the collector street from the Urban Transportation Plan, between FM 1889 and County Road 69.

**ALTERNATIVES:** Denial of the Amendment to Urban Transportation Plan

**OTHER CONSIDERATIONS:**

Staff has provided several alternatives to the developer to reduce development costs and still allow for future development of the street. Each of the following proposals have been refused by the developer:

- Staff has proposed that the developer plat the one lot at the corner of FM 624 and FM 1889 for the proposed grocery store and defer dedication and construction until future units of the tract are platted.
- Staff has proposed that the developer plat the entire 35 acre multi lot tract and request a deferment agreement from City Council. Staff would support the agreement at City Council.
- Staff has proposed to share up to 50% of the construction costs for the proposed roadway.

**CONFORMITY TO CITY POLICY:** An amendment to an existing plan.

**EMERGENCY / NON-EMERGENCY:** Emergency

**DEPARTMENTAL CLEARANCES:**

Transportation Advisory Committee: On March 26, the Transportation Advisory Committee reconfirmed their February recommendation to remove the collector street from the plan between FM 1889 and Country Road 69.

Planning Commission: On March 28, 2012 the Planning Commission recommended approval of the amendment to the Urban Transportation Plan.

**FINANCIAL IMPACT:** N/A

☐ Operating      ☐ Revenue      ☐ Capital      ☐ Not applicable

<b>Fiscal Year: 2011-2012</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

**RECOMMENDATION:**

Planning Staff recommends that the proposed Northwest Area collector street not be removed from the Urban Transportation Plan based on the need to assure future connectivity and to manage traffic efficiently at a strategic location in the Northwest Area.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Planning Commission Minutes  
Transportation Advisory committee Minutes