



AGENDA MEMORANDUM
First Reading Ordinance for the City Council Meeting 4/9/2019
Second Reading Ordinance for the City Council Meeting 4/16/2019

DATE: March 21, 2019
TO: Keith Selman, Interim City Manager
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Urban Transportation Plan Amendment –
Removal of Oso Parkway & Brezina Road Between SH 286 and the Future Extension of
Yorktown Boulevard

CAPTION:

Ordinance amending Urban Transportation Plan map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by removing a segment of Oso Parkway and Brezina Road.

PURPOSE:

The purpose of this item is to remove Oso Parkway and the end of Brezina Road from the Urban Transportation Plan to reduce obstacles for private development.

BACKGROUND AND FINDINGS:

The Ybarra Family owns a nine-acre unplatted tract of land zoned “FR” Farm-Rural on Weber Road (FM 43) west of Yorktown Boulevard where they have planned to build a single-family dwelling. Development of the parcel is limited by an approximately three-acre pond, the Oso Creek floodway, and the proposed location of Oso Parkway. The City’s Urban Transportation Plan (UTP) Map proposes construction of Oso Parkway on the north side of Oso Creek, north of Weber Road (FM 43) between Brezina Road and SH 286 (Crosstown Expressway). The location would cut through the Ybarra’s property and the Ybarra’s would be responsible for constructing the portion of Oso Parkway located within their property boundaries when they plat the property. The Ybarra’s requested an amendment to the City’s UTP to maximize the parcel’s buildable area and eliminate the requirement to construct a segment of Oso Parkway.

Oso Parkway is designated as a P1 Parkway Collector on the UTP map with an 80-foot wide right-of-way (ROW), 40-foot wide paved width, two travel lanes, two parking lanes, and an eight-foot wide sidewalk. The purpose of a P1 Parkway Collector is to provide neighborhood circulation along a route that takes advantage of natural or man-made scenic views or areas. Parkways incorporate hike and bike trails on the “scenic” side of the street.

The segment of Oso Parkway from Yorktown Boulevard to Greenwood Drive has been part of the City's Master UTP Map since 1963. At that time, State Highway 286 (Chapman Ranch Road), commonly known as Crosstown Expressway, was not an elevated roadway and an "at-grade" intersection at SH 286 and Oso Parkway was foreseeable. TXDOT recently upgraded SH 286 (Crosstown Expressway) and constructed bridge overpasses at Weber Road and elevated the bridges over Oso Creek. TXDOT's project virtually eliminated any possible opportunity for connectivity through a potential four-way intersection as proposed in this plan.

The City's Future Land Use Plan calls for industrial and Navy airfield ("transportation") uses to continue in this area. A Parkway Collector, such as Oso Parkway, is intended to serve a residential area. A Parkway Collector is not necessary for the uses in this area. The U.S. Navy owns 86% of the property between SH 286 and Brezina Road where Oso Parkway is proposed. Roadways in close proximity to airfields and especially runways are not recommended.

In addition, portions of the alignment of Oso Parkway between northbound SH 286 frontage road and Weber Road are situated in close proximity to wetland area and to one of the Cabaniss runways. Constructing a road in close proximity to the end of a runway or over wetlands is not advisable. Shifting Oso Parkway in a way to avoid both obstacles is nearly impossible.

ALTERNATIVES:

1. Denial of the proposed UTP amendment to remove Oso Parkway/Brezina Road.
2. Realign Oso Parkway – Staff evaluated realigning Oso Parkway off private property and onto Navy property. The Navy already owns 86% of the land where this segment of Oso Parkway is proposed. Shifting Oso Parkway onto Navy property would give the Navy full control of when or if the roadway should be constructed. The realignment would have shifted Oso Parkway into a Clear Zone. The Navy could not endorse the proposal; therefore, staff does not recommend it.

OTHER CONSIDERATIONS:

Removing Oso Parkway from the plan would prevent the City from requiring the construction of Oso Parkway if the Navy abandoned Cabaniss Airfield and sold the property to a private developer. If the Navy ever sells the property, the City and Navy would need to work together prior to sale to put the Oso Parkway back on the plan if deemed necessary.

CONFORMITY TO CITY POLICY:

The proposed amendments conform to City policy and master plans.

Plan CC Comprehensive Plan, Transportation and Mobility, Goal 1: "Corpus Christi has an efficient and safe transportation network, including bicycles, pedestrians..., and automobiles, that is integrated with land uses and promotes transportation choice, healthy lifestyles, and sustainable development patterns and economic development."

Goal 1, Policy 1: "Support a multi-modal transportation network that is integrated with land uses, where destinations are easily connect by accessible paths."

Plan CC Comprehensive Plan, Future Land Use, Zoning & Urban Design, Goal 4, Policy 3: "Avoid development that is incompatible with the operation of military airfields and the airport."

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Street Operations (Traffic Engineering), Planning, and Development Services

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

| Fiscal Year: 2018-2019 | Current Year | Future Years | TOTALS |
|-----------------------------------|---------------------|---------------------|---------------|
| Line Item Budget | | | |
| Encumbered / Expended Amount | | | |
| This item | | | |
| BALANCE | | | |

Fund(s): Not applicable

Comments:

RECOMMENDATION:

Staff, Transportation Advisory Commission, and Planning Commission recommend removal of this segment of Oso Parkway from the UTP for the following reasons:

- It will not meet the City’s transportation goals.
- The upgrade of SH 286 creates limitations on access and mobility.
- The City’s Adopted Future Land Use plan does not warrant a roadway such as Oso Parkway.
- Street construction in or near a wetland area is not recommended.
- The location is too close to a runway.

LIST OF SUPPORTING DOCUMENTS:

Presentation
Ordinance with Exhibit A
Exhibit A – Map of Proposed Amendment