



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of May 8, 2018
Second Reading for the City Council Meeting of May 15, 2018

DATE: April 12, 2017

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director, Development Services
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Resolution authorizing execution of Developer Participation Agreement with MPM Development, LP in the amount of \$60,444.45 for the City's share of the cost for bridge removal and replacement on Starry Road, near the intersection of Starry Road and Yorktown Boulevard.

CAPTION:

Resolution authorizing City Manager or designee to execute a Developer Participation Agreement ("Agreement") with MPM Development, LP, ("Developer"), to reimburse the Developer up to \$60,444.45 for removing and replacing an existing bridge at the intersection of Yorktown Boulevard and Starry Road, in accordance with the Unified Development Code.

PURPOSE:

MPM Development, LP, will remove and replace an existing bridge on Starry Road near the intersection of Yorktown Boulevard and Starry Road. Approval of the agreement will allow the developer to continue with the proposed single-family residential development known as Starlight Estates Unit 1. The subdivision is located along the south side of Yorktown Boulevard and west of Starry Road.

BACKGROUND AND FINDINGS:

Current conditions of the bridge on Starry Road pose a public safety hazard and will require replacement to serve a developing area within the city. The bridge is the last of the old timber bridges that is hydraulically and structurally inadequate. In addition, Corpus Christi ISD school buses have not used this bridge to pick up school children since 2011 due to the bridge's condition. Starry Road serves an area that consists primarily of large lot homesteads, however, platting has begun on the first phase of a 57.211-acre tract of land.

The developer, MPM Development LP, is proposing to develop a 71-lot single-family residential subdivision known as Starlight Estates Unit 1. The tract of land is located along the south side of Yorktown Boulevard and west of Starry Road. Starlight Estates Unit 1 has

a plat that was approved by the Planning Commission on November 15, 2017. Starlight Estates Unit 1 will eventually be connected to Starlight Estates Unit 2 with a proposed 40 lots and Starlight Estates Unit 3 with a proposed 63 lots. Development Services approved the proposed Public Improvements for Starlight Estates Unit 1 which include the bridge improvement. The final inspection of the bridge improvement will be done by the City's Construction Inspections Division.

The City initiated discussion with the developer on the need to upgrade the bridge that is on the perimeter of the Starlight development. The developer is agreeing to participate in the project voluntarily. The participation agreement includes removing and replacing the existing bridge at the intersection of Yorktown Boulevard and Starry Road. The replacement of the wooden bridge increases capacity to anticipate other future development in the area, meeting the requirements of the Texas Local Government Code 212.072 regarding participation agreements. The Developer will provide 10% of the construction costs of the bridge improvement and the City will provide 90% of the total cost of \$67,160.50.

This project falls outside the scope of UDC 8.4.1.C that prescribes a prorated participation level for projects required as a result of platting. This project is not a requirement of the plat and the street is already dedicated to the City. The City ultimately has the responsibility for maintenance of the wooden bridge.

Yorktown Boulevard is classified as an A3 Arterial Road as per the Urban Transportation Plan and Starry Road is a Sectional Road that is not on the Urban Transportation Plan.

ALTERNATIVES:

Disapproval of the Participation Agreement.

OTHER CONSIDERATIONS:

None

CONFORMITY TO CITY POLICY:

The bridge improvement is consistent with Plan CC in that, per the Southside Area Development Plan, the intent of the proposed land use plan supports both existing and planned residential neighborhoods and related growth in Southside Area Development Plan areas.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal
Finance

FINANCIAL IMPACT:

Operating Revenue Capital Not Applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$67,160.50	\$67,160.50	\$67,160.50
Encumbered / Expended Amount			(\$20,000.00)	
This item		\$20,000.00	\$40,444.45	\$60,444.45
BALANCE		\$47,160.50	\$6,716.05	\$6,716.05

Fund(s): Fund 3701

Comments:

RECOMMENDATION:

Staff recommends approval of the Resolution.

LIST OF SUPPORTING DOCUMENTS:

- Agenda Memo
- Resolution
- Participation Agreement with Exhibits
- PowerPoint Presentation