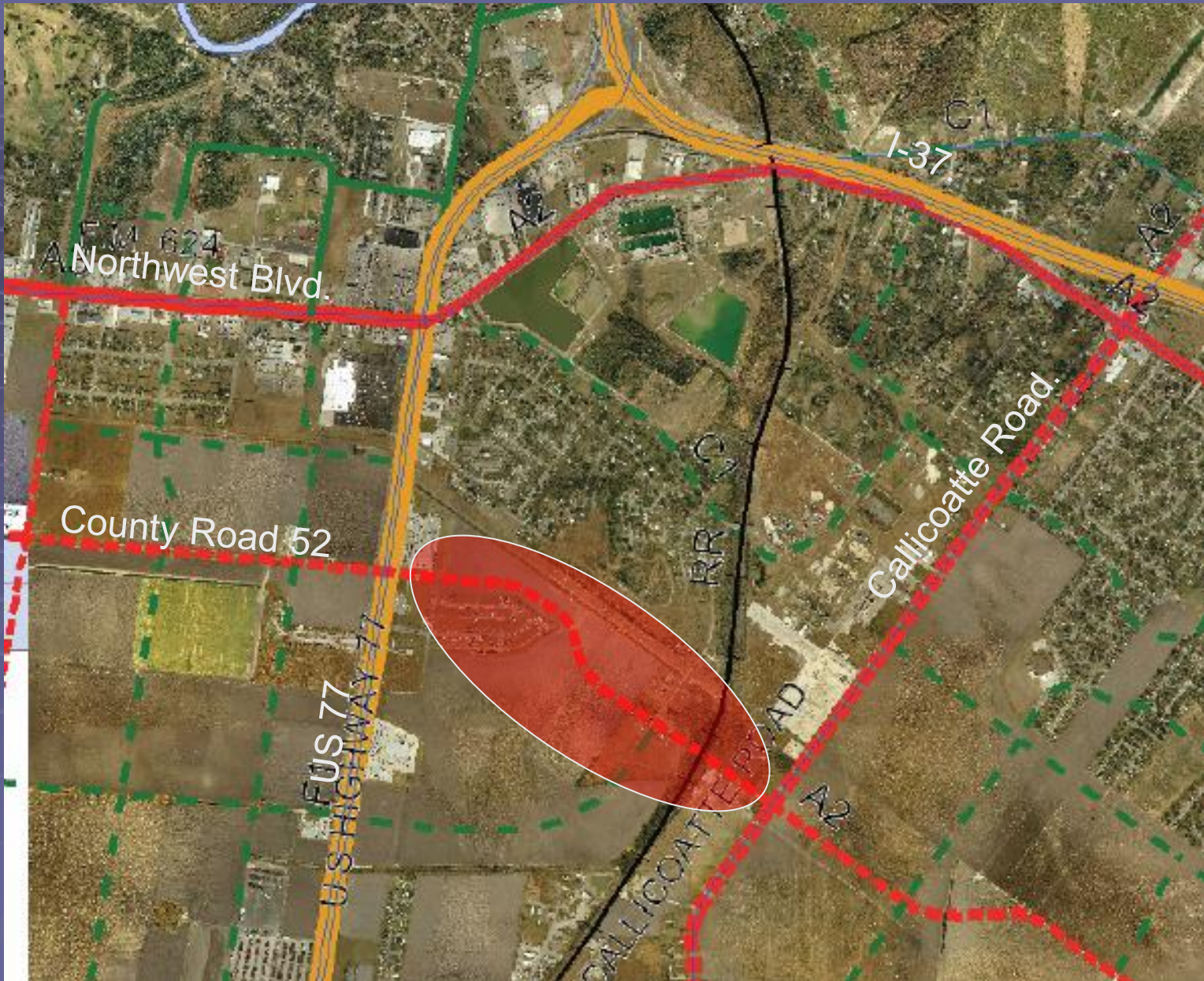


2012 Urban Transportation Plan Amendment for County Road 52



Northwest Area Collector Streets

- Issue: A property owner has requested that the City consider re-designating County Road 52 from an A-2 Arterial with 100 feet of right-of-way, 4 lanes and a median between US 77 and Callicoatte Road.





BASS & WELSH ENGINEERING
 CONSULTING ENGINEERS AND SURVEYORS
 3004 SOUTH ALAMOSA STREET, TRASK
 CORPUS CHRISTI, TEXAS 78404
 TELEPHONE (361) 862-2323
 FACSIMILE (361) 862-1486
 CORPUS CHRISTI, TEXAS

PRELIMINARY PLAT
ACCESS SUBDIVISION
ACCESS PROPERTIES, L.T.D.
 CORPUS CHRISTI, TEXAS

DATE: 07-13-09
 DRAWN BY: CDB/A
 CHECKED BY: M/J
 SURVEYED BY: P/N
 COMP. FILE: PREAM-2
 FIELD NO.:
 SHEET NO. **1**
 OF 1 SHEETS



LOCATION MAP

1"=800'

PRELIMINARY PLAT OF ACCESS SUBDIVISION

Being a tract situated in Corpus Christi, Hays County, Texas, a portion of that 27.82 acre tract out of the Original Farms, Abstract 262, as described in the Warranty Deed, recorded under Clerk's File No. 1889200184, in the deed records of Hays County, Texas, and Lot 1, Block 1, Bob Lacy Business Park as shown on map recorded in vol. 60, pg. 16, M.R.N.C.T.

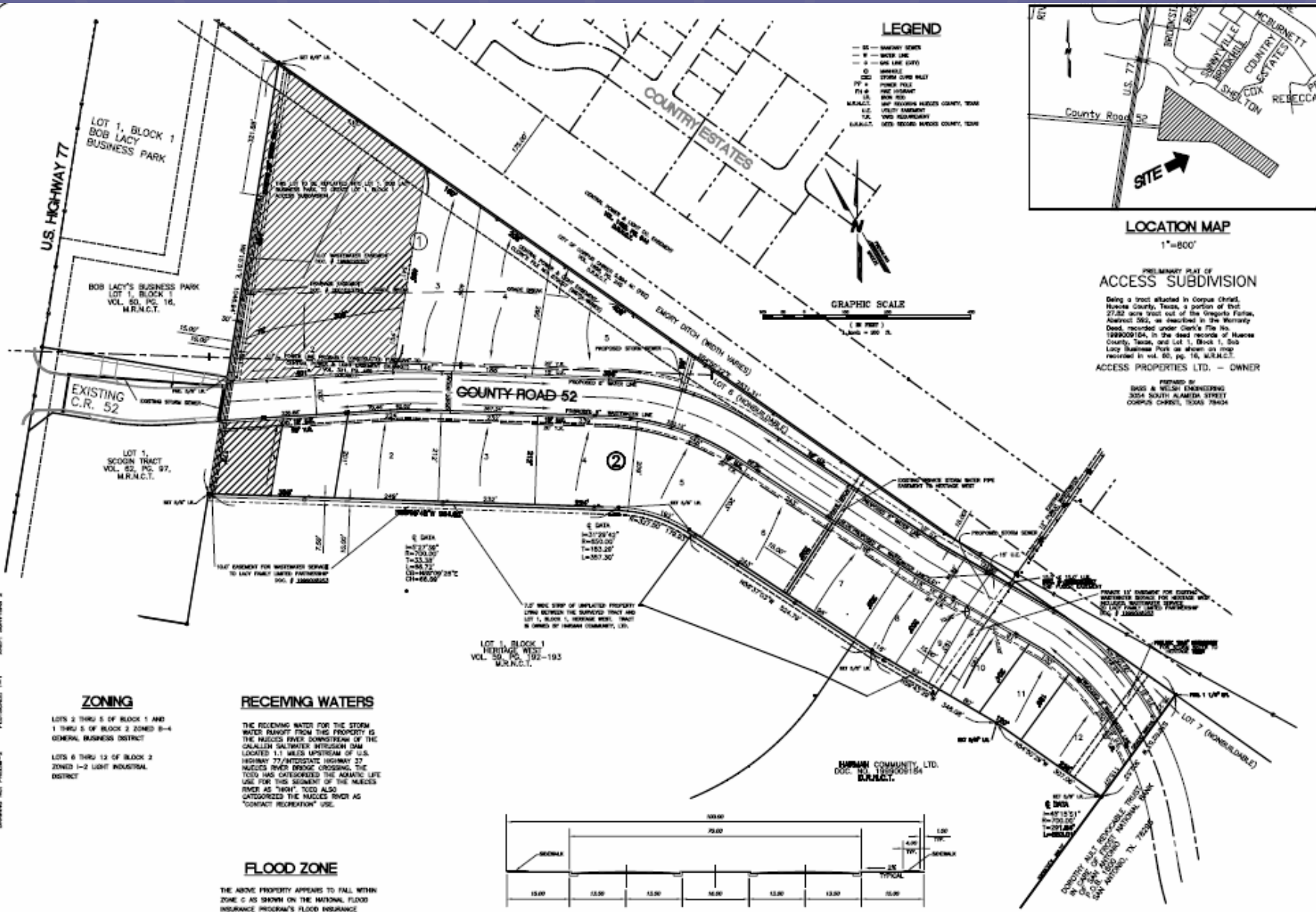
ACCESS PROPERTIES LTD. - OWNER

PREPARED BY
BASS & WELSH ENGINEERING
 3004 SOUTH ALAMOSA STREET
 CORPUS CHRISTI, TEXAS 78404

LEGEND

- 2" — BARRIER STRIPS
- 4" — WATER LINE
- 8" — GAS LINE (CITY)
- WRAHLE
- STORM CURB WALK
- ▽ 4" POWER POLE
- ▽ 6" 4" GAS
- ▽ 6" 6" GAS
- ▽ 6" 8" GAS
- ▽ 6" 10" GAS
- ▽ 6" 12" GAS
- ▽ 6" 14" GAS
- ▽ 6" 16" GAS
- ▽ 6" 18" GAS
- ▽ 6" 20" GAS
- ▽ 6" 22" GAS
- ▽ 6" 24" GAS
- ▽ 6" 26" GAS
- ▽ 6" 28" GAS
- ▽ 6" 30" GAS
- ▽ 6" 32" GAS
- ▽ 6" 34" GAS
- ▽ 6" 36" GAS
- ▽ 6" 38" GAS
- ▽ 6" 40" GAS
- ▽ 6" 42" GAS
- ▽ 6" 44" GAS
- ▽ 6" 46" GAS
- ▽ 6" 48" GAS
- ▽ 6" 50" GAS
- ▽ 6" 52" GAS
- ▽ 6" 54" GAS
- ▽ 6" 56" GAS
- ▽ 6" 58" GAS
- ▽ 6" 60" GAS
- ▽ 6" 62" GAS
- ▽ 6" 64" GAS
- ▽ 6" 66" GAS
- ▽ 6" 68" GAS
- ▽ 6" 70" GAS
- ▽ 6" 72" GAS
- ▽ 6" 74" GAS
- ▽ 6" 76" GAS
- ▽ 6" 78" GAS
- ▽ 6" 80" GAS
- ▽ 6" 82" GAS
- ▽ 6" 84" GAS
- ▽ 6" 86" GAS
- ▽ 6" 88" GAS
- ▽ 6" 90" GAS
- ▽ 6" 92" GAS
- ▽ 6" 94" GAS
- ▽ 6" 96" GAS
- ▽ 6" 98" GAS
- ▽ 6" 100" GAS

GRAPHIC SCALE



ROADWAY SECTION-100' R.O.W.
 SCALE: 1:10

ZONING

LOTS 2 THRU 5 OF BLOCK 1 AND 1 THRU 5 OF BLOCK 2 ZONED B-4 GENERAL BUSINESS DISTRICT

LOTS 6 THRU 12 OF BLOCK 2 ZONED I-2 LIGHT INDUSTRIAL DISTRICT

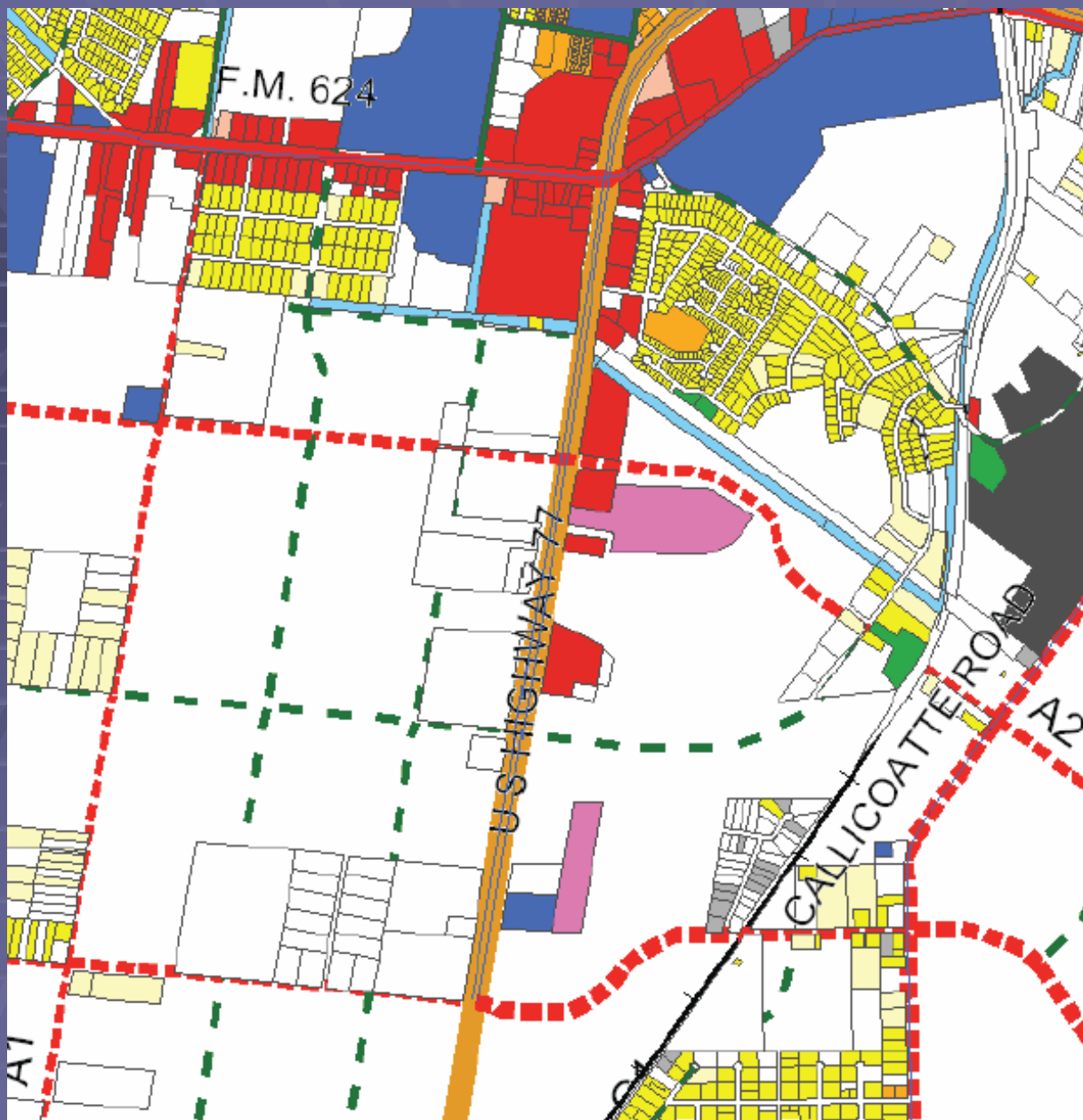
RECEIVING WATERS

THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE MAULES RIVER DOWNSTREAM OF THE CALLEJON SALTO WATER TREATMENT DAM LOCATED 1.1 MILES UPSTREAM OF U.S. HIGHWAY 77/INTERSTATE HIGHWAY 27 MAULES RIVER BRIDGE CROSSING. THE TCEQ HAS CATEGORIZED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE MAULES RIVER AS "BENT". TCEQ ALSO CATEGORIZED THE MAULES RIVER AS "CONTACT RECREATION" USE.



FLOOD ZONE

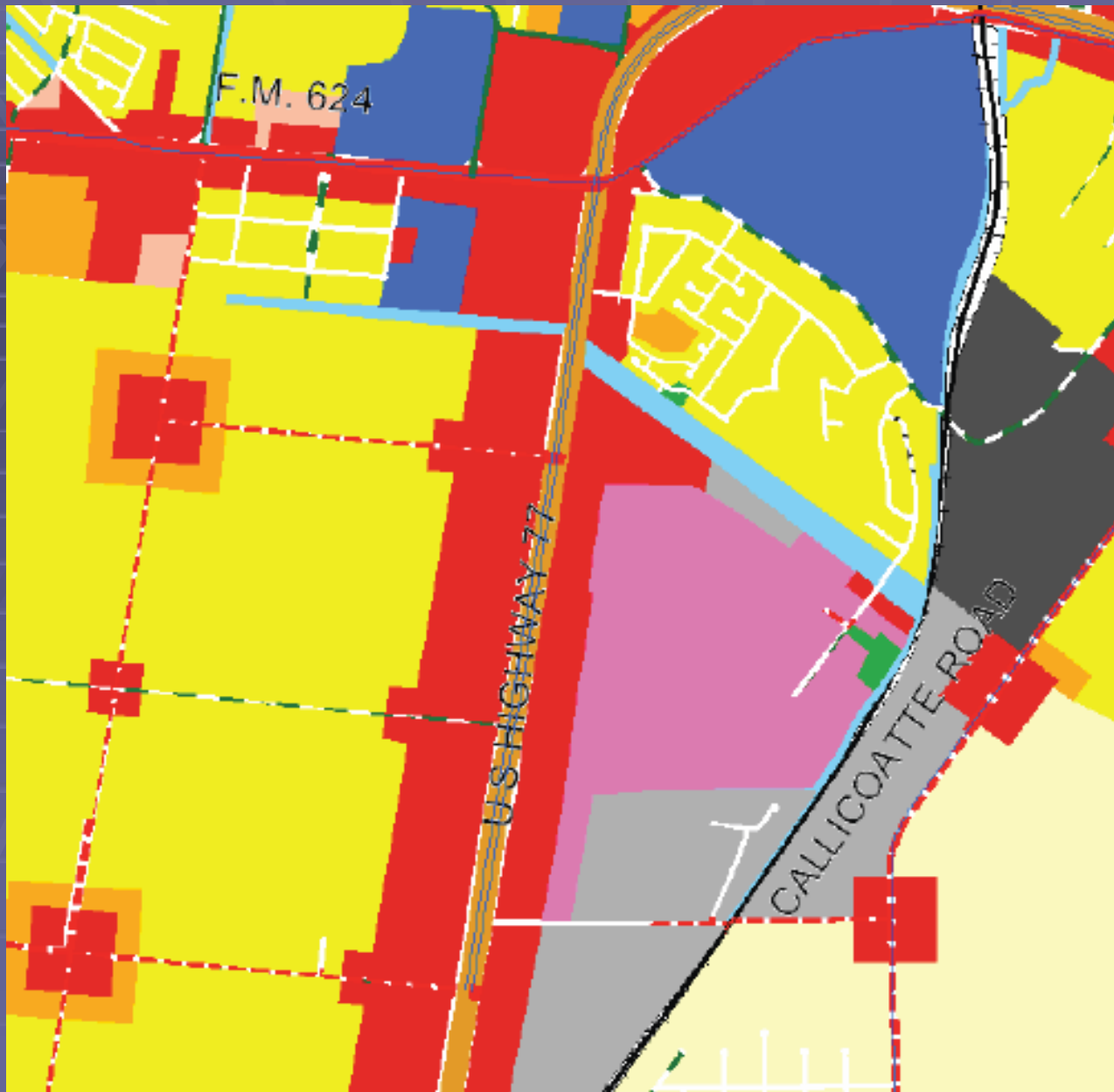
THE ABOVE PROPERTY APPEARS TO FALL WITHIN ZONE C AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP OF HAYS COUNTY, TEXAS. COMMUNITY-PLANS NUMBER-H2484 2257 C DATED MARCH 16, 1985

DRAWING NO. PREAM-2 PLATSCALE 1:1 SCALE: 1:10 SHEET: 1 OF 2 DATE: 07-13-09



Existing Land Use

-  Water
-  Cons/Pres
-  Drainage Corridor
-  Railroad Right-of-Way
-  Vacant
-  Estate Res
-  Low Density Res
-  Medium Density Res
-  High Density Res
-  Mobile Home
-  Park
-  Public/Semi-Public
-  Professional Office
-  Commercial
-  Light Industrial
-  Heavy Industrial



Future Land Use

-  Water
-  Cons/Pres
-  Drainage Corridor
-  Dredge Placement
-  Right-of-Way
-  Railroad Right-of-Way
-  Area Not Approved
-  Ag/Rural
-  Estate Res
-  Low Density Res
-  Medium Density Res
-  High Density Res
-  Mobile Home
-  Park
-  Public/Semi-Public
-  Tourist
-  Professional Office
-  Commercial
-  Research/Bus Park
-  Light Industrial
-  Heavy Industrial

Background Information

- Existing uses south of the drainage ditch are a combination of vacant land, mobile home subdivision, commercial and industrial uses.
- Existing land use has remained unchanged except for the mobile home subdivision and auto dealership since the mid 1990s.
- A portion of the area was rezoned in 2006 to Light Industrial.

Background Information

- For industrial areas, major streets with a center left turn allows truck traffic sufficient room for turning movements.
- A designation of an A-1 Arterial, with 4 lanes and a center left turn lane would be appropriate for an industrial area.

Recommendation

- City Traffic Engineer recommends: approval.
- Transportation Advisory Committee: approval on 6-25-2012
- Planning Commission: approval on 7-18-2012
- Staff recommends approval.

2012 Urban Transportation Plan Amendment for County Road 52

