

The following are excerpts from the minutes of the Transportation Advisory Committee and the Planning Commission.

#### Urban Transportation Plan Amendment – Northwest Proposed Collector Street

##### Transportation Advisory Committee, March 26, 2012:

**2. Discussion with Possible Action of Proposed Northwest Area Collector:** Mr. Cardenas introduced Mr. Bob Payne with the Planning Department to discuss possible action against the Northwest Area Collector; which the committee voted on last month. Mr. Payne explained some maps of the proposed area and stated that the red lines represent arterials. He said the purpose of the arterials is to bring traffic across town as fast as possible. Mr. Payne reported that River Hills Dr. would be extended all the way to County Rd. 52. The proposed collector is not on the ground and currently there is no right-of-way. Mr. Payne said at the last meeting the committee recommended removing this proposed collector and staff continued to study the issue after the meeting. He mentioned that staff could now determine that the collector road could be connected to County Rd. 69. Mr. Payne said the reason this collector is offset is that there is a drainage ditch and a high power transmission line along there. There were some concerns brought up by the committee members. After new information was provided by Planning Staff indicating that the proposed collector street could connect with County Road 69, the TAC reconfirmed their February recommendation to remove the collector street from the plan (between FM 1889 and Country Road 69).

##### Planning Commission, March 28, 2012:

#### **Proposed Northwest Area Collector:**

Mr. Payne showed an aerial view of Northwest Boulevard/FM 624, FM 1889, River Hills Drive, County Road 69 and the proposed collector street requested to be removed from the Transportation Plan. Mr. Payne stated the City was requested to determine if a proposed C-1 Collector on the Urban Transportation Plan could 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. Mr. Payne continued the area of concern was between FM 1889 and FM 69. Mr. Payne stated that in January, the TAC requested Staff to provide a conceptual site plan of the area. The conceptual site plan included:

- A 63,000 square foot grocery store (H.E.B.);
- 64,000 square foot of floor area on five (5) retail sites facing Northwest Boulevard;
- Three (3) additional pad sites with a total acreage of 3.6 and floor area unknown facing FM 1889; and
- 8.2 acres of multi-family/industrial/service center.

Mr. Payne continued the property was currently undeveloped and was zoned "FR" Farm-Rural with dwellings on 5-acre lots. The adopted Future Land Use Plan (FLU) designated the property for commercial and multi-family uses. Mr. Payne stated that the proposed C-1 Collector was placed in the Urban Transportation Plan in 2005 to provide a relief route for traffic congestion on Northwest Boulevard, but it was never dedicated by the existing subdivision to the south. Therefore, construction of the roadway would be required from the large deep tracts fronting onto Northwest Boulevard. Mr. Payne stated the parallel collector would reduce traffic congestion on FM 624 by providing an alternative east/west roadway. Mr. Payne continued it would also reduce left turning movements on FM 624 and FM 1889 by allowing an approach to the commercial center by way of an extended River Hills Drive or FM 69. Mr. Payne stated that left turning movements from existing traffic from the center would also be reduced by providing an alternative traffic route. Mr. Payne continued that significant obstacles to development of the collector street exists that include existing developed properties and a water supply canal for Water Control and Improvement District No. 3. After Mr. Payne's presentation concluded, the floor was opened for discussion by the commissioners. Commissioner Tamez asked if there was any change that bond funds could be used to improve CR 52 and, if so, could those funds be combined with Nueces County funds to get the project completed and Mr. Payne answered he did not have the answer, but may be Mr. Anaya could provide an answer. Commissioner Kelly asked how did the developers for the H.E.B. project feel about realigning Northwest Boulevard and Mr. Payne answered that the developers felt the collector should be removed and not extended. Commissioner Castillo asked if the funding would be through a bond program and Mr. Anaya responded that the City's portion of funding would be part of the 2008 bonds program to improve CR 69 and the project would be funded as a city project. Vice Chairman Huerta asked if the developers for the H.E.B. project would be constructing the road to the south and Mr. Payne answered that the developers requested that the road be removed from the plan. Commissioner Adame stated that at the last TAC meeting, the committee spent some time discussing this item and it seemed they felt the road should be removed from the plan. Mr. Payne stated that Staff met with the TAC in January and again in February, but no definite recommendation was made by the committee. Commissioner Adame stated he read the developer's letter that was contained in the packet and there were some valid points covered in the letter. Mr. Payne stated that they want to build the store on one lot, but they don't want to construct the road. Mr. Payne continued that as development occurs, eventually the street would have to be constructed. If they have phased development, the construction of the street can be delayed. Commissioner Castillo requested clarification as to standards for an arterial and collector and Mr. Payne stated collectors were to intersect at one-fourth or one-half mile from an arterial to meet the minimum standards. After all discussion concluded, the public hearing was opened. Mark Johnson, with the firm of Bury + Partners, 900 Isom Road, San Antonio, Texas, addressed the commission. Mr. Johnson stated he was the project manager for the Calallen Neighborhood Commercial Development project at the southeast corner of Northwest Boulevard (FM 624) and FM 1889. Mr. Johnson provided brief information regarding the issue of

Northwest Boulevard and FM 1889. Mr. Johnson stated that in a meeting in early 2011, the Urban Transportation Plan required a 60-foot right-of-way dedication for a collector street if the entire acreage of +37 acres was platted. Mr. Johnson continued that in a meeting on January 12, 2012, they received verbal support from City staff that this collector street requirement should be eliminated, which led to the item being scheduled as an agenda item for the TAC January meeting. Mr. Johnson stated he was contacted by Staff informing him that the TAC met in January and decided they did not have enough information to make a decision regarding removal of the east/west collector street requirement from the proposed Calallen Neighborhood Commercial Development project. Mr. Johnson stated that based on the received information, a letter was forwarded to City staff outlining some of their concerns. One of the concerns was that the proposed street section would be a dead-end street until the ten (10) other property owners to the east participated in their sections of the collector street in order for the street to connect to CR 69. Without the funding and participation from the City or some other government agency, the street would never be completed in the entire distance required to serve as relief to Northwest Boulevard. Mr. Johnson concluded his comments by stating that the collector was located too far south to be able to assist their development and it would not be cost effective for the developer to bear the total cost of extending the street. After Mr. Johnson's comments, the public hearing was closed. Mr. Payne stated that with all of the discussion and comments received, Staff's recommendation was for the collector to be retained in the plan. Mr. Payne continued that in response to Mr. Johnson's statement regarding the collector being too far south to assist their project, the collector could be aligned northward to intersect with FM 1889 approximately 350 feet from the south boundary of the commercial site property line. Mr. Payne continued that the Transportation Advisory Committee met on Monday, March 26, 2012 and their recommendation was to remove the collector from the plan. Mr. Payne added that if the roadway was removed from the plan, the City had no authority to require street construction in the future, and by leaving it in, street construction would be a requirement as part of the platting process. After further discussion, Chairman Garza called for the motion. Motion to approve removal of the proposed Northwest Area Collector from the Urban Transportation Plan was made by Commissioner Kelly and seconded by Commissioner Taylor. Motion passed with Vice Chairman Huerta and Commissioner Castillo voting nay and Commissioner Nadkarni absent.