



MEMORANDUM

DATE: August 13, 2015
TO: Dan Grimsbo, P.E., AICP, Director of Development Services
FROM: Raymond Chong, P.E., PTOE, PTP, City Traffic Engineer

Proposed Urban Transportation Plan Amendment - County Road 50

Issue

CAH - DHL Properties, LLC, the owner, is seeking an amendment to the Urban Transportation Plan (UTP) of Mobility CC to realign County Road 50, a proposed C-1 Minor Residential Collector.

Background and Findings

CAH - DHL Properties, LLC, is proposing to plat approximately 15.23 acres tract for auto dealerships along the frontage road of IH 69. Approximately 5.89 acres of the property will be developed in the first phase as Hicks Family Nissan. The current land use for the site is Farm Rural (FR) so the owner must rezone the property for commercial use as part of the platting process. The City's current Future Land Use Map indicates proposed zoning as Commercial. Adjacent future land use is zoned as Mobile Home.

The UTP which serves as the visual representation of Mobility CC, designated future right-of-way dedication for County Road 50 through the site that the owner is seeking to plat. According to the UTP, County Road 50 is classified as a C-1 Minor Residential Collector which requires 60 feet of right-of-way dedication. The proposed alignment of County Road 50 would provide relief to future development and permit access to IH 69.

Urban Engineering, the owner's engineer, submitted UTP an amendment request to have County Road 50 realigned 450' north of the current alignment designated in the UTP. Urban Engineering describes the necessity for the development to maintain a continuous parcel for shared uses of auto dealerships. They described that function of County Road 50 has been altered due to the fact there are is no plan for an overpass at this intersection on IH 69.

Supporting documentation provided indicates following three options for consideration:

- Option A - Maintain the alignment designated in the UTP
- Option B - Realign County Road 50, 450' north of the current alignment designated in the UTP (contingent upon TXDOT approval on access management)
- Option C - Realign County Road 50 north of the existing Mike Shaw Toyota (to avoid conflicts with pipelines)

On Monday, August 3, 2015, Transportation Advisory Commission considered the UTP amendment for County Road 50 and its options.

Recommendation

Transportation Advisory Commission recommends the Option B - Realign County Road 50, 450' north of the current alignment designated in the UTP (contingent upon TXDOT approval on access management) which best serves the City's needs. They also asked for endorsement letter from C.C Deluxe Properties, Ltd., adjacent owner, that they acknowledge their financial obligation for street construction and associated cost for County Road 50.

TxDOT has approved the access management concept for County Road 50 and IH 69 frontage (see attachment) for Driveway permit exhibit. The approved design requires right of way dedication and gore extension of entrance ramp. The preliminary plat must include the required right of way dedication for TxDOT.

In August 6, 2015 letter, C.C. Deluxe Properties, Ltd. acknowledged the financial obligation for the buyer to develop County Road 50 to the IH 69 frontage road. They also support the UTP amendment. (See attachment)

Attachments:

Exhibit B-Driveway

Exhibit C-C.C. Deluxe Properties, Ltd. Letter

EXHIBIT B



GRAPHIC SCALE
1"=50'



STATE PROJ. NO. 146, FEDERAL PROJ. NO. 1003400
2725 SOUTHWEST 22ND AVENUE, SUITE 11, MIAMI
FLORIDA 33154-2701 WWW.URBANGEO.COM

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EXHIBIT C

**C.C. Deluxe Properties, Ltd.
Deluxe Properties LLC
3540 Agnes Street
Corpus Christi, Texas 78405**

August 6, 2015

City of Corpus Christi
Dan Grimsbo, Director of Development Services
2406 Leopard Street, #100
Corpus Christi, Texas 78408

Dear Mr. Grimsbo;

The Walker family has sold approximately 15 acres of land out of the Farias G. Grant Luby Tract 6 ABS 592 located south of the existing Mike Shaw Toyota to CAH-DHL Properties LLC. As part of the sale, we retained a 60' wide strip between the two properties to provide access to our remainder land east of the dealerships. We agreed to the future construction of a C-1 collector street at this location.

We understand that when we sell property abutting the rear of the dealerships that the buyer will be responsible for development of the collector street to the IH-69 frontage road. We support the amendment to the Urban Transportation Plan for this purpose.

Kind regards,



Mr. Ace Walker
General Partner