

Urban Transportation Plan Amendment – Removal of Sunny Drive and Haven Drive Extensions

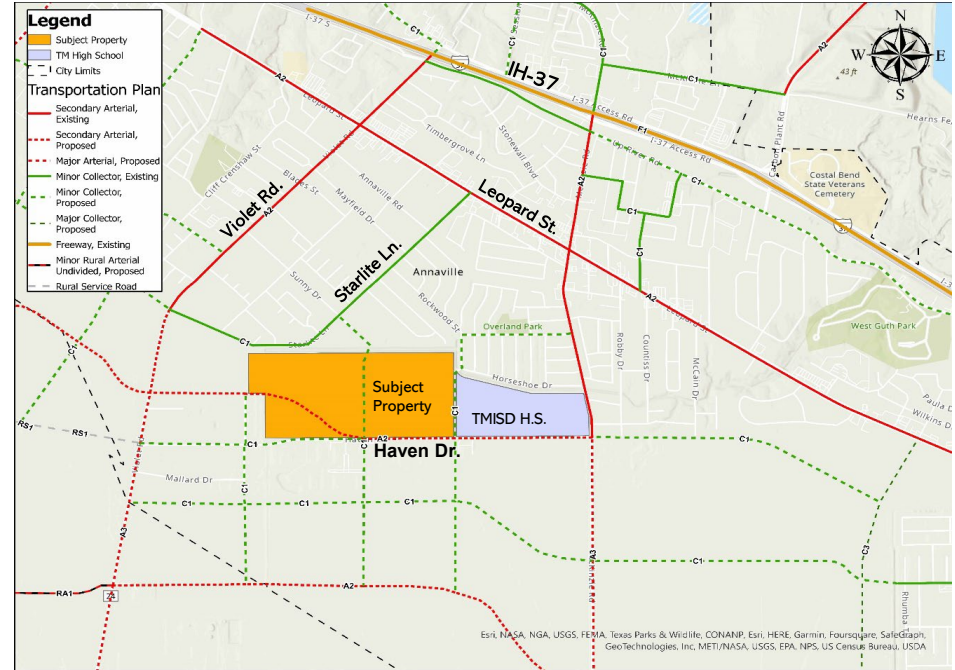


City Council Presentation
September 19, 2023



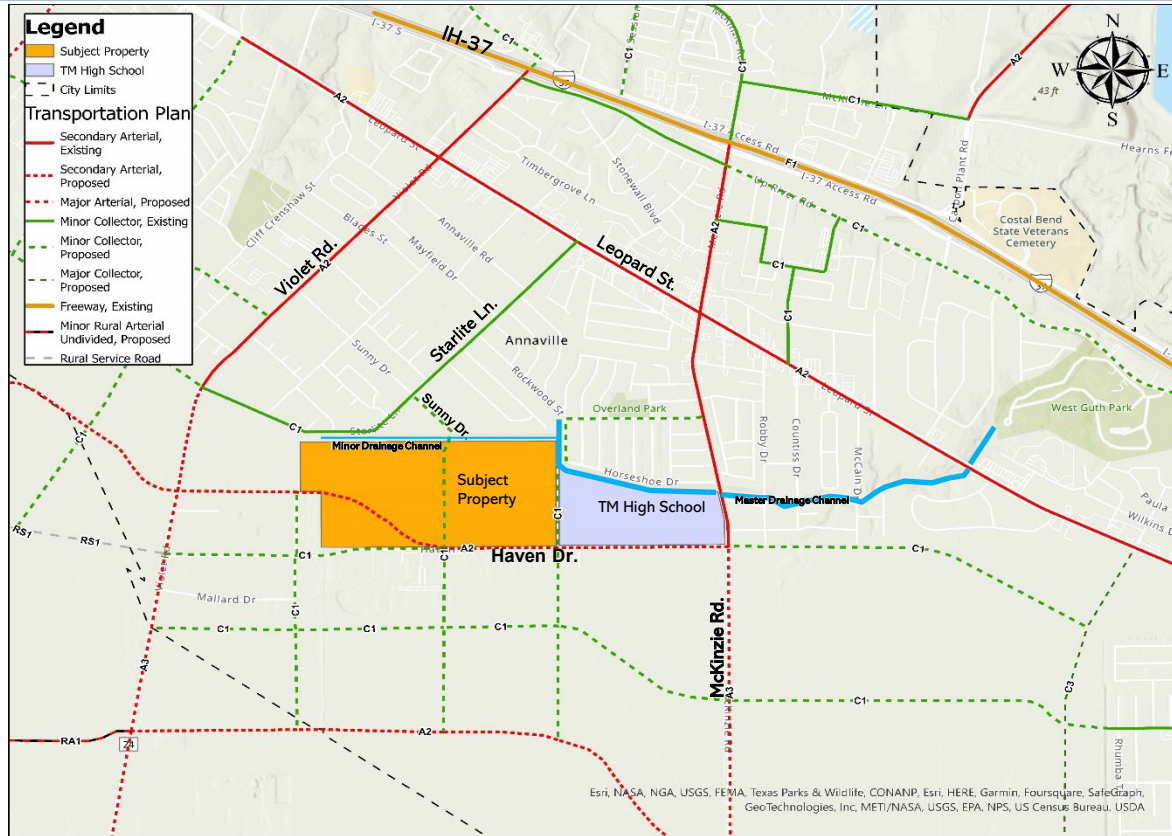
Background

- MPM Development LP (landowner)
- Proposed 157-acre single-family development or 785 new houses.
- No preliminary site layout.
- Two master-planned streets through the site.
- The development's anticipated traffic generation will require collector-type streets.
- MPM Development LP requests the removal of:
 - The southward extension of Sunny Dr. to Haven Dr.
 - The northwestward extension of Haven Dr. to Violet Rd.
- **Key Issue:** Whether to require a third outlet for the neighborhood (a bridge across Turkey Creek Ditch).





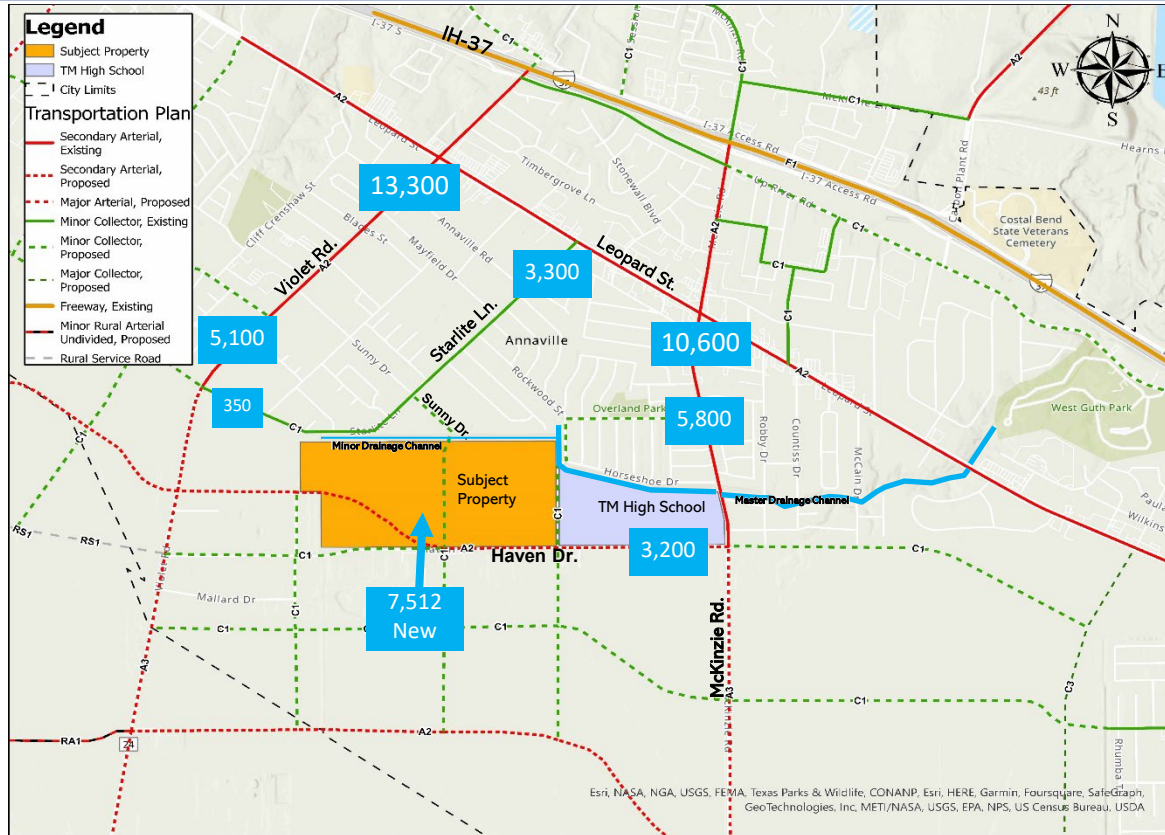
Urban Transportation Plan





2021/2022

Average Daily Traffic (ADT) Counts





Developer's Request & Planning Commission Recommendation





Staff Recommendation





Rockwood Street – A Local Street Not on the City Master Plan





Frontier Drive – A Collector Street on the City Master Plan





Staff Recommendation

1. Removal of the northward extension of Haven Drive

- The east-west connection can be accomplished through the existing Haven Dr.

2. Keep the southward extension of Sunny Drive.

- Necessary for a connected network that can distribute traffic in different directions.
- Provides a direct connection to Starlite Lane.
- Reduces travel time & improves conditions for walkers/bikers.

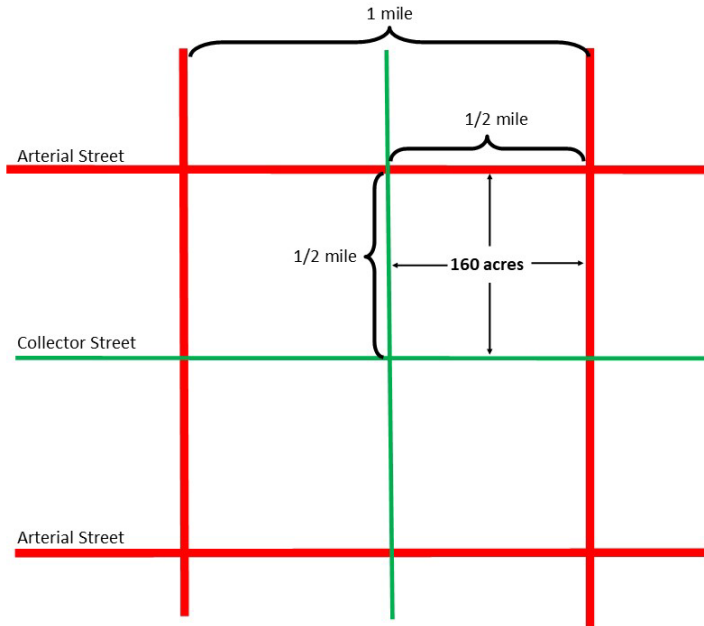
Staff recommendation is consistent with the 2016 City Comprehensive Plan on Housing & Neighborhoods.

- "The design of new developments promotes a broader sense of neighborhood...rather than...isolated subdivisions...with lack of interconnection."
- "...promote...developments with a well-connected street network or appropriate connections to neighboring subdivisions, destinations or bicycle/pedestrian facilities.

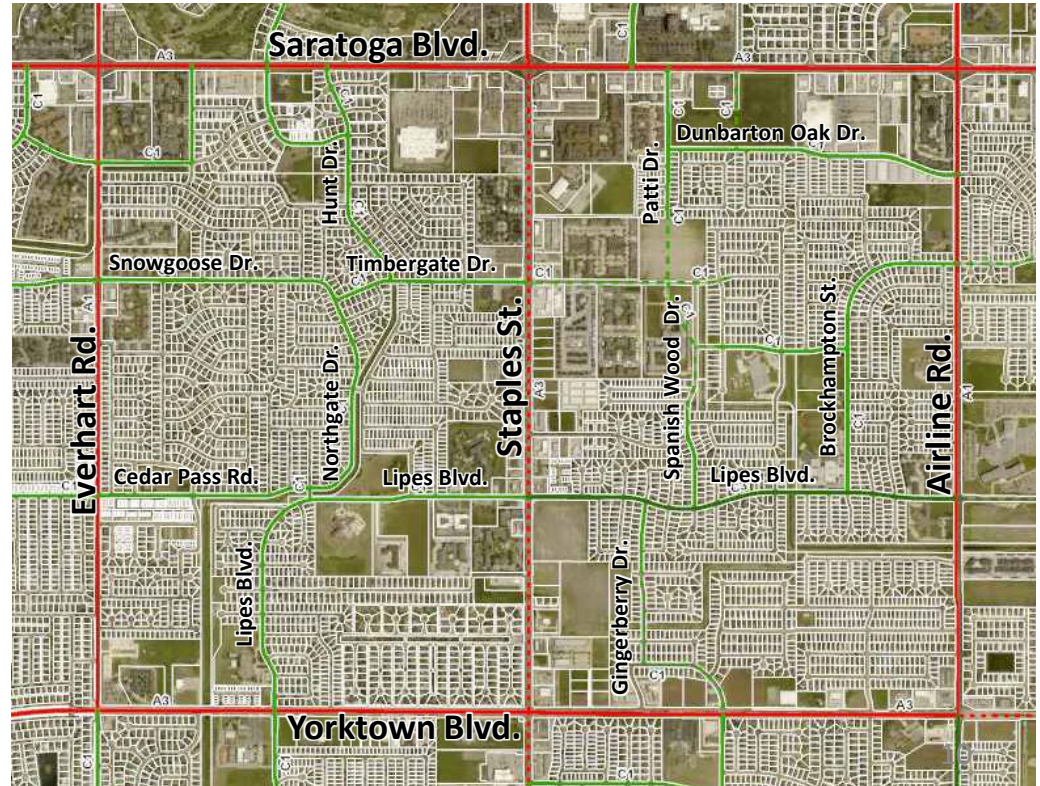


Street System

Model Network



Implementation





Example of Access to Multiple Streets

South Shores Estates, 195 Houses





Example of Access to Multiple Streets

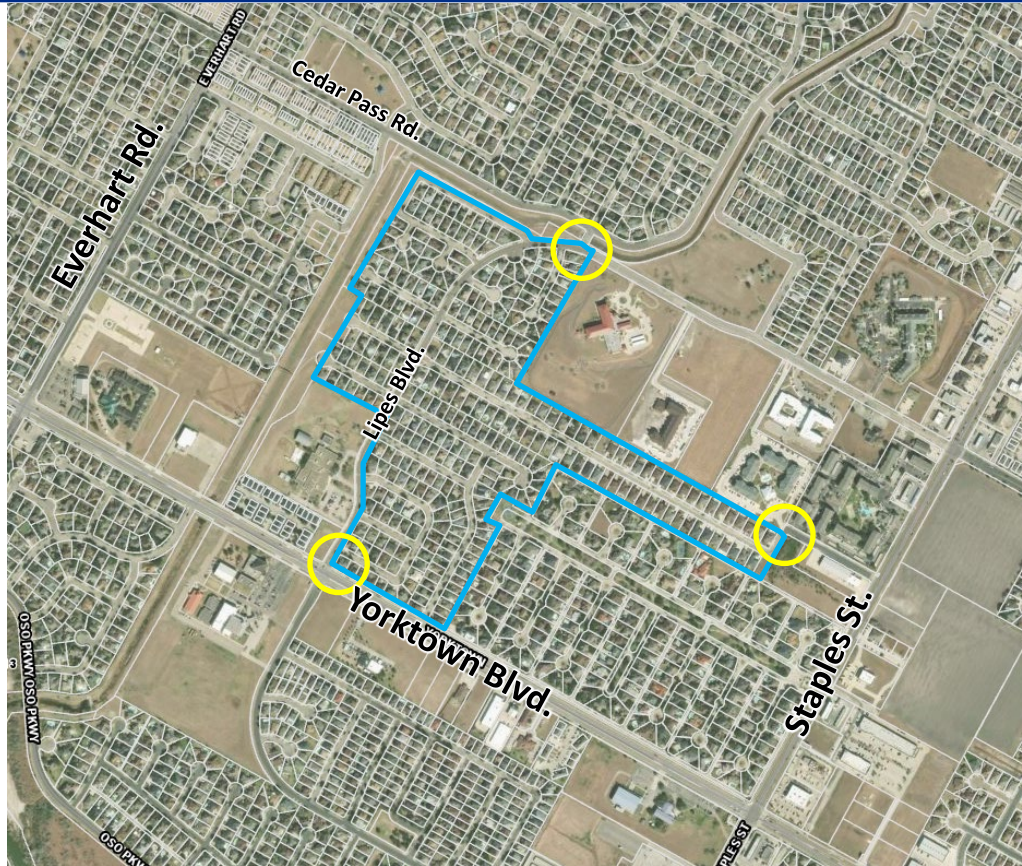
Arlington Heights, 135 Houses





Example of Access to Multiple Streets

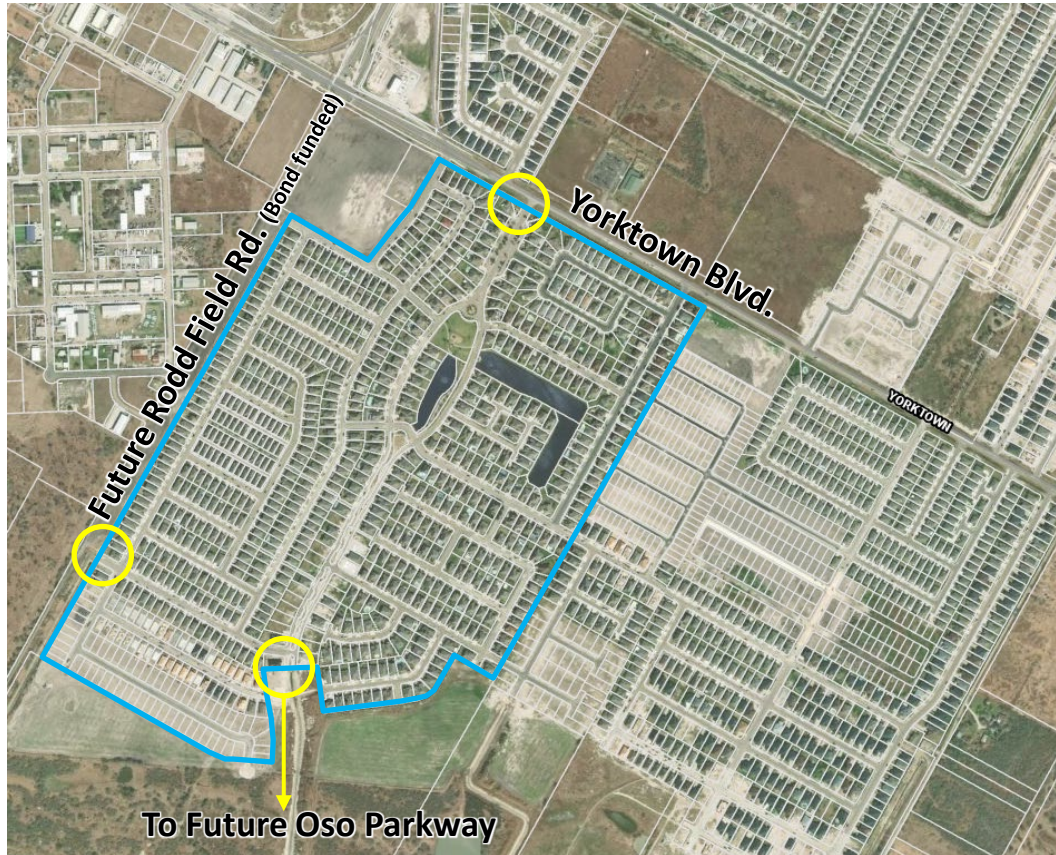
Yorkshire Estates, 339 Houses





Example of Access to Multiple Streets

Ranch Vista Subdivision, 919 Houses





Tuloso-Midway
High School
OxyChem Ballpark

