



AGENDA MEMORANDUM

Planning Commission Public Hearing on December 12, 2018

DATE: December 5, 2018

TO: Planning Commission

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Urban Transportation Plan Amendment – Realignment of Oso Parkway Near Brezina Road

PURPOSE:

The purpose of this item is to realign a segment of Oso Parkway to make reasonable accommodation for the private development of a nine-acre parcel for one single-family dwelling.

BACKGROUND AND FINDINGS:

The Ybarra Family owns a nine-acre unplatted tract of land zoned “FR” Farm-Rural on Weber Road (FM 43) west of Yorktown Boulevard where they have planned to build a single-family dwelling. Development of the parcel is limited by the Oso Creek floodway, an approximately three-acre pond, and the proposed location of Oso Parkway. The City’s Urban Transportation Plan (UTP) Map proposes construction of Oso Parkway on the north side of Oso Creek, north of Weber Road (FM 43) between Brezina Road and SH 286 (Crosstown Expressway). The location would cut through the Ybarra’s property and the Ybarra’s would be responsible for constructing the portion of Oso Parkway located within their property boundaries when they plat the property to construct a single-family dwelling. The Ybarra’s plan to submit their plan and building permit application in January 2019. The property owners requested an amendment to the City’s UTP to maximize their buildable area and eliminate the requirement to construct a segment of Oso Parkway.

Oso Parkway is designated as a P1 Parkway Collector on the UTP map with an 80-foot wide right-of-way (ROW), 40-foot paved width, two travel lanes, two parking lanes, and an eight-foot-wide sidewalk. The purpose of a P1 Parkway Collector is to provide neighborhood circulation along a route that takes advantage of natural or man-made scenic views or areas. Parkways incorporate hike and bike trails on the “scenic” side of the street.

The U.S. Navy owns 86% of the property between SH 286 and Brezina Road where Oso Parkway is proposed. The remaining 14% where Oso Parkway is proposed to connect to Brezina Road is owned by two private property owners – the Ybarra and Mendez families. The proposed amendment would shift the east end of Oso Parkway north onto Navy property, putting the entirety of this segment of Oso Parkway on Navy property. Being on Navy property, the Navy would control when or if this roadway segment is ever constructed. As

such, the proposed realignment also eliminates the need for a private landowner to build a small segment of a roadway that would dead-end at Navy property if built according to the current plan.

The Urban Transportation Plan (UTP) is a master plan for decades to come. For example, Oso Parkway in this area south of Cabaniss Airfield has been on the UTP since 1963 but it has not been constructed yet and the need to construct it does not yet exist. However, its existence on the master plan publicly maintains the vision of the Oso Parkway for staff, developers, and the public. A collector roadway like Oso Parkway in this area would likely be needed if the Navy ever abandoned Cabaniss Airfield operations and sold the property to a private developer or if the federal government developed the property in a different manner.

ALTERNATIVES:

1. Denial of the proposed UTP amendment.

2. Eliminate Oso Parkway between Brezina Road to SH 286 –

Staff considered eliminating the entirety of Oso Parkway from Brezina Road to SH 286 but doing so would prevent the City from requiring the construction of Oso Parkway if the Navy abandoned Cabaniss Airfield and sold the property to a private developer. Keeping Oso Parkway on the plan keeps the idea of the parkway possible.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed amendment conforms to City policy, MobilityCC, and Plan CC Comprehensive Plan, and the Joint Land Use Study.

EMERGENCY / NON-EMERGENCY:

Non-emergency.

DEPARTMENTAL CLEARANCES:

Street Operations (Traffic Engineering)

U.S. Navy

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Comments: None

RECOMMENDATION:

Approval of the proposed realignment of Oso Parkway for the following reasons:

- No significant impact to the transportation network.
- Facilitates private development compatible with land use recommendations.
- Places the construction of Oso Parkway completely under Navy control.
- Eliminates the requirement of two private landowners to construct a road that would dead-end at Navy property.
- Maintains the potential opportunity to require construction of Oso Parkway should the Navy ever vacate and sell the Cabaniss Airfield property.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint