

AGENDA MEMORANDUM

Public Hearing/First Reading for the City Council Meeting September 19, 2023
Second Reading Ordinance for the City Council Meeting October 10, 2023

DATE: September 8, 2023

TO: Peter Zaroni, City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Community Development
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Urban Transportation Plan Amendment – Sunny and Haven Drives

CAPTION:

Ordinance amending the Urban Transportation Plan Map of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, upon application by MPM Development LP, to remove the southward extension of Sunny Drive, a proposed C1 Minor Residential Collector located between Starlite Lane and Haven Drive, and to remove a northwestward extension of Haven Drive, a proposed A2 Secondary Arterial located between the existing Haven Drive and Violet Road.

SUMMARY:

A landowner/developer, MPM Development LP (represented by Moses Mostaghasi) requests the removal of two streets from the City's Urban Transportation Plan: (1) the southward extension of Sunny Drive from Starlite Lane to Haven Drive, a proposed C1 Collector street, and (2) the northwestward extension of Haven Drive from the existing Haven Drive to Violet Road, a proposed A2 Arterial street. The proposed streets cross through a 157-acre site proposed for a 785-unit single-family development in the area between Violet and McKinzie Roads. For the request to remove the extension of Haven Drive, Staff and Planning Commission both recommend. For the request to remove the extension of Sunny Drive, Staff recommends denial, but Planning Commission recommends approval.

BACKGROUND AND FINDINGS:

Description of the Request

MPM Development LP (landowner/developer) purchased 157 acres of land (the "subject property") at the corner of Haven Drive and Warrior Drive between McKinzie Road and Violet Road, south of Starlite Lane. The landowner plans to develop the site with approximately 785 single-family dwellings (five units per acre) and has not completed a preliminary layout yet. The landowner submitted an application requesting the removal of two master-planned street extensions that cross through the subject property and provide future connections to existing streets.

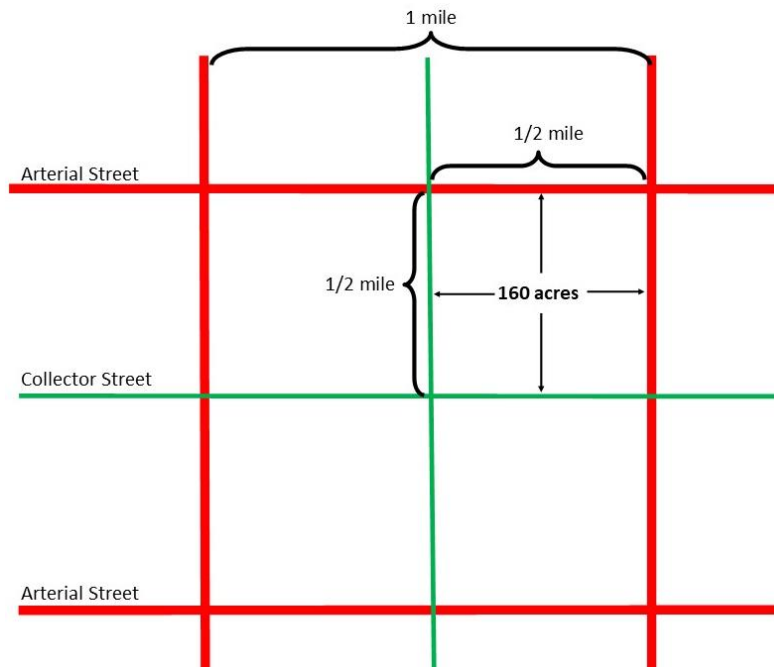
Land Use/Traffic

The subject property and property in the immediate area is zoned “RS-6” Single-Family District. The 157-acre subject property could be developed with approximately five units per acre of single-family dwellings or 785 dwellings. At a rate of 9.57 vehicle trips per weekday per dwelling unit, the full build-out could generate 7,512 average daily trips. For comparison, McKinzie Road between Frontier Drive and Leopard Street experienced approximately 10,600 average daily trips in 2022 – a 41% increase since 2012. Violet Road between Mulholland Drive and Leopard Street experienced approximately 13,300 average daily trips in 2022 – a 64% increase since 2012.

Proposed Development			Violet Rd. (Mulholland Dr. to Leopard St.)	McKinzie Rd. (Frontier Dr. to Leopard St.)
Total Proposed Houses	Trip Rate (weekday) per House	Total Weekday Trips Generated	2022 Avg. Weekday Trips	2022 Avg. Weekday Trips
785	9.57	7,512	13,300	10,600
			2012 Avg. Weekday Trips	2012 Avg. Weekday Trips
			8,100	7,500

Street Network/Connectivity

Arterial streets are generally needed every 1 to 1½ miles. Collector streets collect traffic from neighborhood or local streets and take vehicles to the larger arterial streets. Collector streets are generally needed every ¼ to ½ mile. See image below. The street connections created through this type of system reduce congestion and increase the number of routes available to all users. *Having alternate routes available makes for a more convenient transportation system for all users; assists with and can reduce emergency response; and provides detours during street closures due to construction or emergency response.*



Analysis of the Amendment

- 1. Sunny Drive Extension:** Staff does not recommend removing this street from the Plan because this street will:
 - Provide future residents with more options to enter/exit their subdivision (connectivity).
 - Help distribute future traffic across more streets.
 - Provide a direct connection to Starlite Lane.
 - Reduce travel time & improve conditions for walkers/bikers, such as to the Lyondell-Basell Nueces County Sports Complex.
 - Rockwood Street has a narrower than usual right-of-way width, houses fronting the street, and no sidewalk. Thus, it is inadequate to serve as an alternative Collector street for this area.
 - And, removing it is not consistent with the goals of 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."
- 2. Haven Drive Extension:** East-west traffic circulation could be managed via the existing alignment of Haven Road. The size of the future development will likely require a Collector-sized east-west road to provide connectivity to Warrior Road. It does not have to be a master-planned street. Additionally, development occurred near Violet Road that would prevent the construction of an Arterial roadway without impacts to existing houses. Therefore, staff supports the removal of this street from the Plan.

Past and Future/Potential Council Action Summary

The adopted Capital Improvement Program includes:

Starlite Lane (Leopard to Violet)	\$8M Utilities	\$8M Bond 2022	\$16M Total Project Cost
Frontier Dr. (McKinzie to Rockwood)	\$2.7M Revenue Bonds	\$2.5M Bond 2020	\$5.2M Total Project Cost

ALTERNATIVES:

1. Within the staff's administrative powers, the developer is allowed to shift the extension of Sunny Drive to an alternate location, such as to the west. The developer could investigate a location at the west end of the property that would not disrupt neighbors on Sunny Drive, that connects directly to Starlite Lane, and that might not require a bridge across the drainage ditch that runs along the subject property's north property line.
2. The developer contends that the proposed 785-unit subdivision will have sufficient access to Starlite Lane via Warrior Drive and then via Rockwood Street. However, Rockwood Street is a local/neighborhood street with a small right-of-way width ranging from 45 to 50 feet, with houses and driveways facing the street, and no sidewalks. Rockwood Street is inadequate to serve as a Collector street. Staff recommends a direct connection to Starlite Lane and three points of access for the proposed subdivision.

FINANCIAL IMPACT:

No financial impact is associated with a Transportation Plan amendment.

RECOMMENDATION:

Staff recommends:

1. Denial of the request to remove the proposed southward extension of Sunny Drive to Haven Road, a C1 Collector, from the Plan; and
2. Approval of the request to remove the proposed northwestward extension of Haven Drive, an A2 Arterial, from the Plan.

Planning Commission recommends (with 6 in favor, 1 opposed, 1 abstained, 1 absent):

1. Approval of the applicant's request to remove the proposed southward extension of Sunny Drive from Starlite Lane to Haven Drive, a C1 Collector, from the Plan; and
2. Approval of the applicant's request to remove the proposed northwestward extension of Haven Drive, an A2 Arterial, from the Plan.

LIST OF SUPPORTING DOCUMENTS:

Ordinance (Staff Recommendation)

Ordinance (Planning Commission Recommendation)

PowerPoint