



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of October 13, 2015
Second Reading Ordinance for the City Council Meeting of October 20, 2015

DATE: September 11, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan M. Grimsbo, P.E., Director, Development Services Department
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<p>Urban Transportation Plan Amendment by CAH – DHC Properties, LLC County Road 50</p>

CAPTION:

Ordinance amending the Corpus Christi Urban Transportation Plan, a part of Mobility CC, an element of the Comprehensive Plan of the City of Corpus Christi, Texas, by realigning County Road 50; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

PURPOSE:

The purpose of this amendment to the Urban Transportation Plan ("Plan") is to realign County Road 50 east of IH 69, 450 feet north of the current alignment designated in the Plan.

RECOMMENDATION:

The Planning Commission and Transportation Advisory Commission recommend approval of the proposed Plan amendment.

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 Plan, 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 a Plan amendment request to have County Road 50 realigned 450' north of the current alignment designated in the Plan. 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 Plan
- Option B - Realign County Road 50, 450' north of the current alignment designated in the Plan
- Option C - Realign County Road 50 north of the existing Mike Shaw Toyota (to avoid conflicts with pipelines)

TxDOT has approved the access management concept for County Road 50 and IH 69 frontage 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. acknowledge the financial obligation for the buyer to develop County Road 50 to the IH 69 frontage road. They also support the UTP amendment.

Transportation Advisory Commission, on August 3, 2015 and Planning Commission, on August 26, 2015, recommends the Option B- Realign County Road 50, 450' north of the current alignment designated in the Plan.

ALTERNATIVES:

Not applicable

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

County Road 50 (SH 357) is consistent with the following City policies/codes:

Comprehensive Plan: The requirement of County Road 50 is consistent with the Mobility Plan CC / Urban Transportation Plan. The function of the collector street is to

“...‘collect’ neighborhood traffic and strategically direct the traffic to the arterial grid system....The ideal collector street intersection spacing between arterials is 0.25 to 0.50 miles apart.”

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

The Capital Programs and Development Services recommend approval of the proposed Urban Transportation Plan amendment.

Planning Commission and Transportation Advisory Commission recommend approval of the proposed Urban Transportation Plan amendment.

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Memo from City Traffic Engineer (includes Exhibit B-Driveway Permit for C.C. Deluxe Properties and Exhibit C-Letter from Deluxe Properties, Ltd.)
Location Map
Presentation