



AGENDA MEMORANDUM

Public Hearing for Planning Commission Meeting of February 24, 2016

(AGENDA ITEM WAS ORIGINALLY SCHEDULED FOR THE FEBRUARY 10, 2016 MEETING WHICH WAS CANCELLED)

DATE: February 16, 2016

TO: Daniel McGinn, A.I.C.P., Interim Director, Development Services
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Proposed Urban Transportation Plan Amendment – Deletion of the Extension of First National Boulevard between Compton Road and Graham Road

CAPTION:

Gulf Coast Marine is requesting the deletion of the extension of First National Boulevard, between Compton Road and Graham Road, from the City's Urban Transportation Plan (UTP) in Mobility CC. First National Boulevard is designated as a proposed C1 Minor Residential Collector (60' right-of-way).

PURPOSE:

The purpose of a Minor Residential Collector is to provide internal neighborhood circulation and property access.

BACKGROUND:

Property owner, Gulf Coast Marine, is proposing to plat approximately 37 acres of undeveloped land for both residential (single-family homes) and commercial use (boat storage). This tract of land is located south of First National Boulevard between Compton Road and Graham Road located in Flour Bluff. A drainage ditch bisects the property. The portion of the tract that abuts Compton Road and is north of the drainage ditch is approximately 20.6 acres and is zoned CG-2 (Commercial) or RE (Residential Estate). The portion of the tract that abuts Graham Road, which is south of the drainage ditch, is zoned RE (Residential Estate).

First National Boulevard first appeared on The Corpus Christi Transportation Plan 1963-1964 as a proposed collector between South Padre Island Drive (SH 358) and Graham Road. The proposed collector still exists on the currently adopted 2010 UTP. At this time, First National Boulevard is constructed from the South Padre Island (SPID) 358 frontage road to Compton Road. The remaining segment of First National

Boulevard, which would terminate at Graham Road, is approximately a quarter mile in length. This remaining segment is contained entirely within the 37 acre tract.

The proposed UTP amendment is to remove the portion of First National Boulevard between Compton Road and Graham Road. This would result in First National Boulevard ending as a T-intersection with Compton Road. Gulf Coast Marine contends this segment of First National Boulevard is not required, does not preserve orderly traffic flow in the area and will not cause any traffic impacts.

Gulf Coast Marine acquired the services of Maldonado-Burkett Intelligent Transportation Systems, LLP (MBITS) to conduct a Traffic Impact Analysis (TIA). The goal of the TIA was to determine, with ultimate build out, if First National Boulevard could be eliminated without having any adverse traffic impacts to adjacent streets and intersections. This report concluded the new development would have no added impact to existing street system. Trip generation data concluded that the proposed boat storage is expected to generate six (6) AM trips and six (6) PM peak hour trips. The residential development is expected to generate eight (8) AM and ten (10) PM peak hour trips. Surrounding intersections were analyzed to determine existing and projected Levels of Service (LOS). The City of Corpus Christi's Unified Development Code (UDC) requires new and existing intersections to function at a LOS D or better. Findings of the TIA were that intersections analyzed were functioning at a LOS D or better except for the STOP controlled intersections at Graham Road at Flour Bluff Drive and Graham Road at Waldron Road. Both intersections currently function at a LOS E and are projected to remain at a LOS E.

FINDINGS:

The extension of First National Boulevard between Compton Road and Graham Road is impractical and not needed to enhance mobility in the area. Deleting this segment is justified due to the projected low traffic volumes and minimal amount of additional peak hour trips generated on behalf of the development. The removal of this segment is not expected to have a negative impact on the existing street network and intersections.

In addition, the TIA provided recommendations safety improvements in the area. Although all of the recommended improvements would enhance safety in the study area of the TIA, they are unrelated to the request to remove the remaining segment of First National Boulevard from the City's UTP. However, City staff recommended Gulf Coast Marine install safety enhancements which affect the safety of motorists entering and exiting the boat storage facility along Compton Road. The City's Transportation Advisory Commission (TAC) recommended the elimination of the First National Boulevard extension with the condition the safety enhancements be installed during their November 23, 2015 meeting. Safety enhancements recommended for installation include, but is not limited to, striping and signage installations along Compton Road and First National Boulevard and modifications to the median along Compton Road. These safety improvements are to be addressed in the public improvement construction plans for this development.

ALTERNATIVES:

Denial of the proposed Urban Transportation Plan Amendment.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO POLICY:

The amendment process conforms to City policy.

EMERGENCY /NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Transportation Advisory Commission, Planning Commission and Legal

FINANCIAL IMPACT:

☐ Operating

☐ Revenue

☐ Capital

☒ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Staff recommends approval of the proposed Urban Transportation Amendment.

LIST OF SUPPORTING DOCUMENTS:

City's Urban Transportation Plan