



AGENDA MEMORANDUM
Public Hearing for Planning Commission
February 9, 2017

DATE: February 3, 2017

TO: Planning Commission

FROM: Julio Dimas, CFM, Interim Director, Development Services Department
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Proposed Urban Transportation Plan Amendment – Deletion of Coverdale Street
(Widgeon Drive) Between the Proposed CR 52 and Starlite Lane

CAPTION:

Ordinance amending the Urban Transportation Plan Map, of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, by deleting the proposed extension of Coverdale Street (Widgeon Drive) between the proposed extension of County Road 52 and Starlite Lane; amending related elements of the Comprehensive Plan of the City; providing for severance; and providing for publication.

PURPOSE:

A “Collector” street provides access to local, other collector and arterial streets. The lowest order of “collector” street is designed to “collect” local residential street traffic and convey the traffic to strategic points on the arterial grid system. This ordinance will delete the extension of Coverdale Street (Widgeon Drive), a proposed Minor Residential Collector (C1, 60’ ROW), from the City’s Urban Transportation Plan (UTP) Map. Note: Coverdale Street is platted with the name Coverdale Street, but street signage and addresses show the name of the street as Widgeon Drive.

BACKGROUND AND FINDINGS:

In August 2016, a property owner approached the City (Development Services) about obtaining a building permit for utility services for an unplatted tract of land described as being a portion of Lot 33 of the *Nueces Gardens No. 2* subdivision for his private residence. The portion of Lot 33 would have to be platted before the City could issue a building permit. One of the platting requirements is the dedication of right-of-way and subsequent construction of the extension of Coverdale Street, in accordance with the City’s UTP Map.

The extension of Coverdale Street from Haven Drive to Starlite Lane was placed on the UTP in 2003. The extension of Coverdale Street is a logical extension of an existing street to help create an arterial/collector grid in a largely rural undeveloped portion of the City. The intersection of Coverdale Street with Starlite Lane would create an intersection approximately one-third mile from

the Violet Road/Starlite Lane intersection, which meets the City standard for collector street spacing (0.25 miles to 0.50 miles).

The northern portion of Coverdale Street extended from the proposed extension of County Road 52 to Starlite Lane would cut through a relatively narrow tract of land (a portion of Lot 33, Nueces Gardens No. 2 Subdivision). Provided that the owners of the portion of Lot 33 dedicated and improved the street, the remainder of land would be two tracts, one of which would only have a depth of about 30 feet by a length of 1,000 feet. The Staff position is that this extension would place a disproportionate burden of right-of-way dedication and construction on the owners of the portion of Lot 33.

There have been no current traffic volume studies performed on Coverdale Street. However, the existing street segment of Coverdale Street is used mainly by the surrounding neighborhood traffic. The surrounding neighborhood is rural, spacious and agricultural in character. The Plan CC Future land use designates the area for medium density residential uses (4 to 13 dwelling units per acre; single-family to townhouse densities).

City Staff (Traffic Engineering, Development Services) recommends the deletion of the proposed extension of (Coverdale Street/Widgeon Drive). Deleting this segment will not negatively impact mobility in the area.

ALTERNATIVES:

Denial of the proposed UTP amendment.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed amendment conforms to City policy.

EMERGENCY / NON-EMERGENCY:

Non-emergency.

DEPARTMENTAL CLEARANCES:

Street Operations/Traffic Engineering, Development Services

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Comments: None

RECOMMENDATION:

City staff recommends approval of this ordinance amendment.

LIST OF SUPPORTING DOCUMENTS:

Presentation
Ordinance