

AGENDA MEMORANDUM

For the Planning Commission Meeting of May 30, 2018

DATE: May 22, 2018

TO: Nina Nixon-Mendez, FAICP, Director, Development Services Department

FROM: David Thornburg, Project Manager, Development Services Department

Urban Transportation Plan Amendment –
Deletion of a proposed C1 Collector street (Las Tunas Drive), located approximately 0.2 miles south of Whitecap Boulevard between Palmira Avenue and South Padre Island Drive (Park Road 22).

PURPOSE:

The purpose of this item is to change the City's Urban Transportation Plan (UTP) map by eliminating a portion of a planned Collector street, Las Tunas Drive, to accommodate a proposed commercial shopping center development for Padre Island south of Whitecap Boulevard and west of South Padre Island Drive (Park Road 22).

BACKGROUND AND FINDINGS:

A "Collector" street provides access to local, other collector, and arterial streets. The lowest order of "collector" streets is designed to "collect" local streets with the intent of connecting them to a broader arterial grid system. Collectors are recommended to be spaced every 0.25 to 0.50 miles. The proposed amendment will eliminate a portion of a proposed C1 Collector street, Las Tunas Drive, located on Padre Island between South Padre Island Drive (Park Road 22) and Palmira Avenue, which is also designated as a C1 Collector on the City's Urban Transportation Plan (UTP) map.

Yasin Investments, LLC (developer) proposes to construct a shopping center on land at the southwest corner of South Padre Island Drive (PR 22) and Las Tunas Drive. Las Tunas Drive is a dedicated but unbuilt street with a 50-foot wide right-of-way. The right-of-way for Las Tunas Drive is located predominately within wetlands. As a requirement of the building permit, the developer will have to combine multiple smaller lots ("replat") into one commercial lot. The current UTP map shows Las Tunas Drive to become C1 collector with a 60-foot wide right-of-way that would connect Palmira Avenue to PR 22. During re-platting of the land, the City would require the developer to dedicate additional right-of-way and build Las Tunas Drive. The developer has initiated the request to remove this master planned street from the UTP network and will also request the official closure of the existing 50-foot wide street right-of-way.

Eliminating this portion of Las Tunas Drive from the UTP map was based on several factors. First, the Las Tunas Drive right-of-way has been designated as a wetland from South Padre Island Drive to Palmira Avenue by the Army Corps of Engineers. Constructing over wetlands is contrary to City policy of protecting wetlands and would require costly mitigation.

Second, the developer needs to replat the shopping center site to consolidate nine existing platted lots into one lot the replat will trigger the dedication of an additional five feet of right-of-way for the proposed C1 collector. This will cause difficulties with the shopping center lay out.

Third, the shopping center site contains wetlands and will require a significant amount of fill to raise the site as much as seven feet above the existing grade of Las Tunas Drive. This grade differential will make access to the shopping center from Las Tunas Drive very difficult.

Fourth, Las Tunas Drive serves as connection roadway from the residential neighborhoods west of Palmira Avenue to South Padre Island Drive and, if built, alleviates traffic on Whitecap Boulevard and Encantada Avenue. Las Tunas Drive is about 2,100 feet from the next *planned* C1 Collector, Viento Del Mar Drive, and about 3,200 feet from the next *existing* C1 Collector, Merida Drive. Therefore, even with the closure of Las Tunas Drive, residents' access to South Padre Island Drive will be maintained and the collector spacing recommendation of 0.25- to 0.50-mile increments is also maintained.

ALTERNATIVES:

Denial of the proposed amendment.

OTHER CONSIDERATIONS:

To provide connectivity lost due to the elimination of Las Tunas Drive the developer is willing to construct a cart path on the southern property boundary connecting the shopping center to the existing residential neighborhood west of Palmira Avenue. The use of golf carts on Padre Island is increasing but is prohibited on South Padre Island Drive (PR 22) due to speeds/safety. Providing a cart path would improve connectivity and convenience for residents.

South Padre Island Drive (PR 22) is a TxDOT-controlled roadway and the developer will be required to obtain driveway permits from TxDOT. TxDOT may require the developer to consider shared or cross access with the property owner north of Las Tunas Drive following the removal of Las Tunas Drive from the UTP map and the street closure.

CONFORMITY TO CITY POLICY:

The proposed amendments conform to City policy, Plan CC Comprehensive Plan and Mobility CC:

- Providing a cart path promotes interconnectivity between neighborhoods rather than creating isolated developments, offers a safer pedestrian or bicycle path to the shopping center, and supports multimodal transportation network (Plan CC)

- The spacing of the collectors conforms to Mobility CC.
- Eliminating Las Tunas Drive protect wetlands. (Plan CC)

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Street Operations (Traffic Engineering), Planning, Development Services, Transportation Advisory Commission, and the Corpus Christi Metropolitan Planning Organization.

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Fund(s):

Comments: Not Applicable

RECOMMENDATION:

Staff and the Transportation Advisory Commission recommend approval of the proposed amendment for the following reasons:

- Quarter-mile to half-mile collector spacing requirements are maintained.
- Adequate residential traffic circulation is maintained.
- Impacts to wetlands are reduced.
- The need for additional vehicles to access Park Road 22 is reduced by the developer providing a pedestrian/golf cart access to the shopping center.

LIST OF SUPPORTING DOCUMENTS:

PowerPoint Presentation
Developer's Letter of Request and Site Plan
Subdivision Plat

May 1, 2018

City of Corpus Christi

Development Services

RE: Request to Urban Transportation

Dear Sirs,

Our Shopping Center under development located at 15429 South Padre Island Drive, is formally requesting a Plan Amendment to remove the requirement that Las Tunas Road be a designated collector street and to have the proposed Las Tunas Road closed.

In exchange for this we propose to provide a cart path, pedestrian walk way connecting the future Island Market IGA shopping center to Palmira road to provide connectivity between the shopping center and middle school and the Palmira neighborhood.

Kind Regards,



Lori Rasheed

Yasin Investment LLC

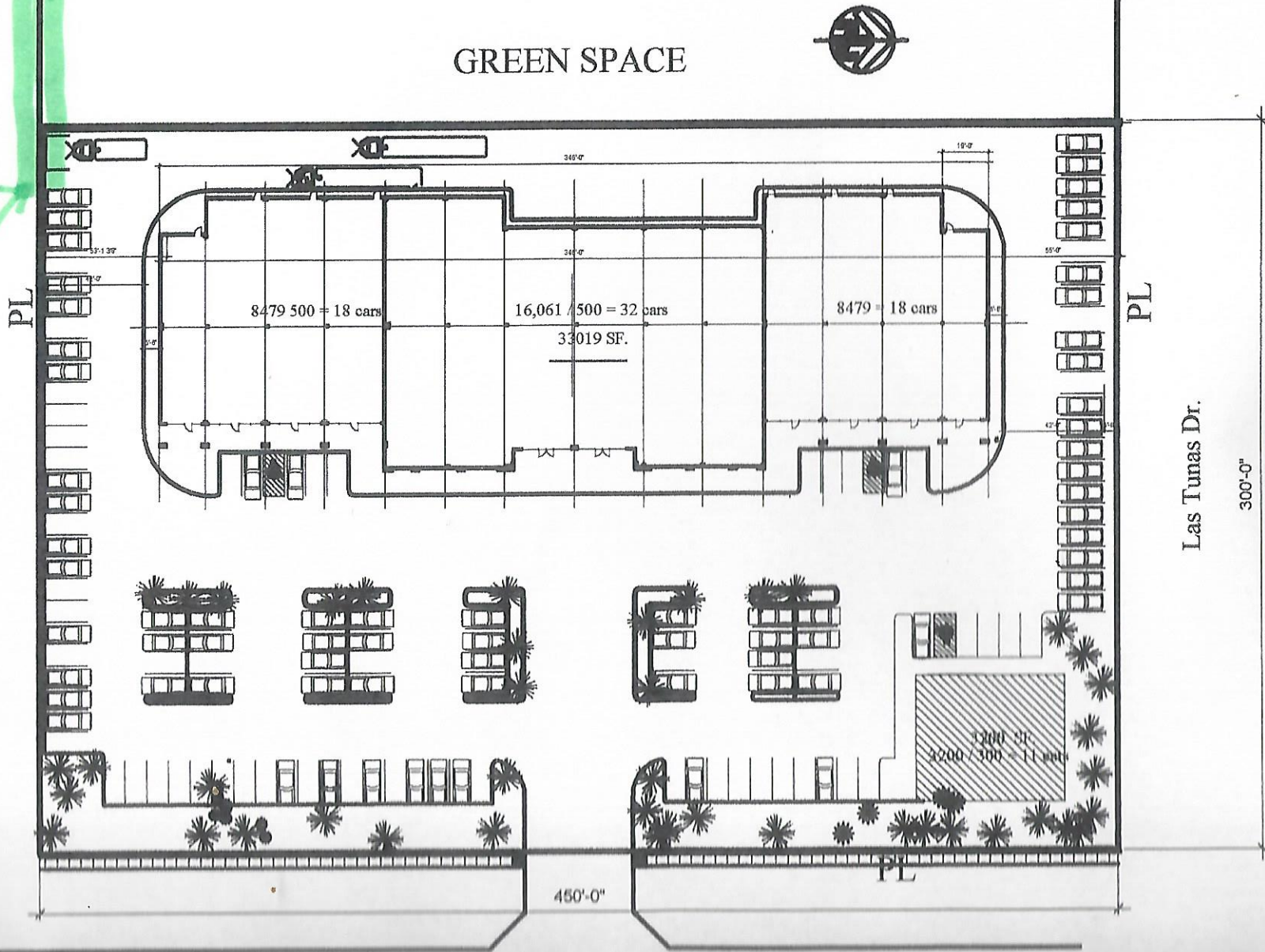
Padre Investment LLC

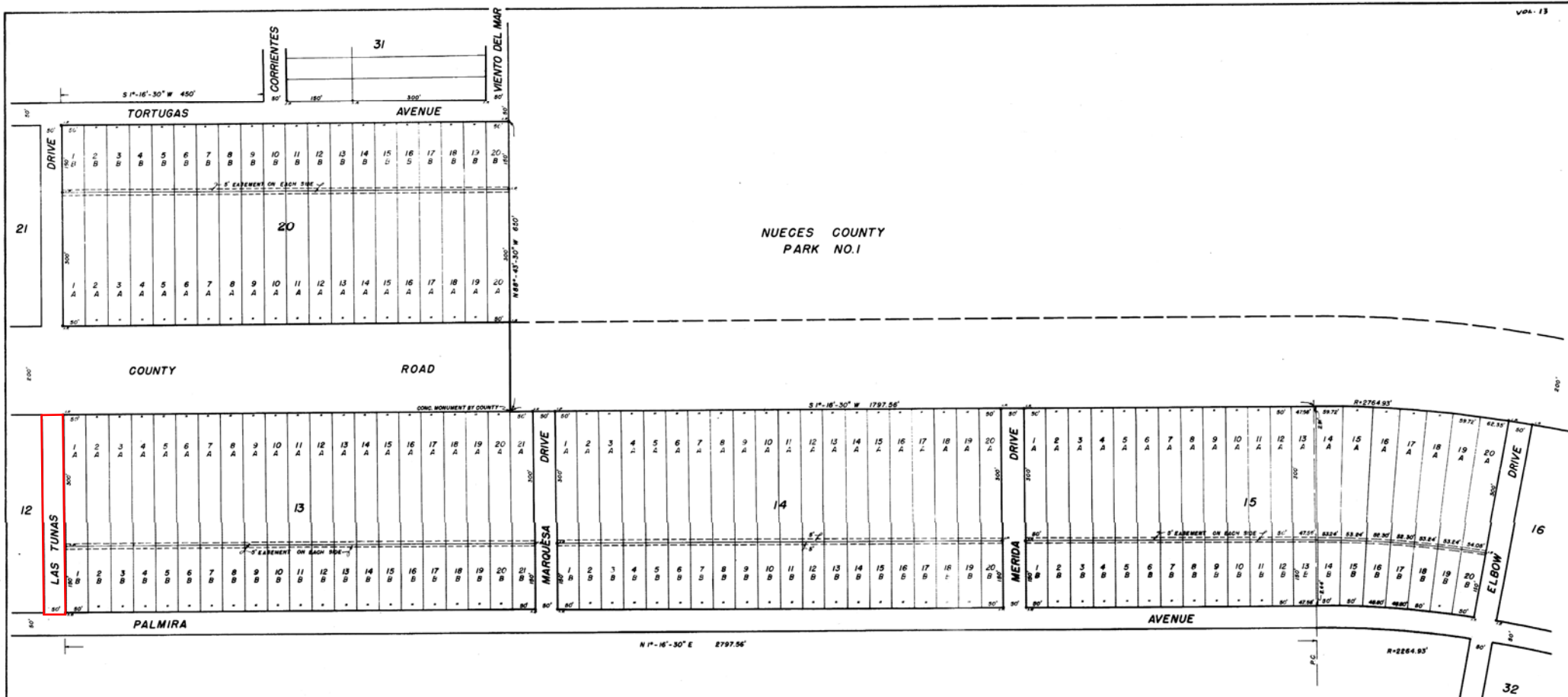
Palmira Ave.

PL

204 Car
10 feet Pedestrian

SCHOOL





NOTE:
I.P. DENOTES 3/4" IRON PIPE FOR MONUMENT.
ALL LOT CORNERS ARE 3/4" IRON PIPE.

Padre Island

Number ~ 1

NUECES COUNTY, TEXAS

SHEET Nº 4 OF 8 SHEETS
BLOCKS 13 · 14 · 15 · 20

SCALE 1"=100'

BLUCHER AND NAISMITH INC. CONSULTING ENGINEERS