



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 25, 2018
Second Reading for the City Council Meeting of October 9, 2018

DATE: September 4, 2018

TO: Keith Selman, Interim City Manager

FROM: Daniel McGinn, AICP, Director of Planning and ESI
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Urban Transportation Plan Amendment –
Deletion of one proposed (C1) Collector street Las Tunas, located on North Padre Island approximately 0.2 miles south of Whitecap Blvd. Between Palmira Avenue and South Padre Island Drive (Park Road 22).

CAPTION:

Ordinance amending Urban Transportation Plan map by deleting a portion of Las Tunas Drive, a proposed C1 Collector located approximately 0.2 miles south of Whitecap Boulevard connecting Palmira Avenue with South Padre Island Drive (Park Road 22).

PURPOSE:

The purpose of this item is to change the City's Urban Transportation Plan map by deleting one planned street to accommodate a proposed commercial shopping center development on Padre Island.

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 per section 8.2.1.C of the Unified Development Code (UDC). 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 currently a dedicated but mostly 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 calls for this segment of Las Tunas Drive to become a 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 U.S. 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 layout.

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 difficult.

Fourth, even with the closure of Las Tunas Drive, residents' access and connectivity to South Padre Island Drive will be maintained with two additional collectors meeting the recommended spacing of 0.25- to 0.50-miles between Whitecap Blvd. and Encantada Avenue.

ALTERNATIVES:

Denial of the proposed ordinance amendment.

OTHER CONSIDERATIONS:

To provide connectivity lost due to the elimination of Las Tunas Drive the developer is willing to construct a shared use 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 and safety concerns. Providing a cart path would improve connectivity and convenience for local residents eliminating some vehicle trips on South Padre Island Drive (Park Rd. 22).

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 shared use path to accommodate pedestrians, bikes, and golf carts 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, and Development Services

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 and the Planning 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 shared use path to the shopping center.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with exhibit
PowerPoint Presentation