

MEMORANDUM

DATE: April 22, 2004
TO: Honorable Mayor and City Council Members
THROUGH: Tom Brymer, City Manager
FROM: Jane R. Kee, City Planner
RE: Krenek Overlay and Central Park Lane Alignment

At the last Council meeting, Councilman Happ asked about realigning Central Park Lane. The question arose when Mr. Madison expressed concern about the alignment and its impact on his one acre on the north side of Krenek Tap Road. Mr. Madison's one acre on the north side of Krenek shows where Central Park Lane is preliminarily platted to extend. It is to align with Central Park Lane on the south side as it enters Central Park. This alignment leaves Mr. Madison's acre tract divided by the roadway. Mr. Madison claims he cannot put parking where he wants to and meet the 30' Krenek overlay requirement. He would have to apply for a variance and approval is not a guarantee. Staff identified several options and associated impacts:

1. Leave everything as is currently planned:

- Mr. Madison would have to build his part of Central Park Lane when he develops the one acre and could request oversize participation.
- Mr. Madison could apply for a parking setback variance from ZBA.
- The variance is not guaranteed, but there are special conditions that would allow staff to support a variance in this case.

2. Relocate Central Park Lane on the south side of Krenek:

- The road has been in place for over 20 years.
- It would cost approximately \$100,000 to relocate the roadway and the bike path. This path is part of the bike loop project funded with ISTEPA federal funds.
- There is irrigation on the west side of Central Park Lane and water & electrical on the south side of Krenek that will be impacted. This cost has not been determined.
- Moving the street eastward would require removal of several trees (20" oak, 8" red cedar, 10" oak, and 2 plums). These trees are used for Christmas in the Park. This cost has not been determined. The larger oaks are invaluable.
- Realignment would remove the curve in the Lane that helps control traffic speeds. Concern was expressed by the Parks Board Chairman, John Nichols, during the Council meeting about losing this current alignment and the curve.

3. Allow Mr. Madison to shift Central Park Lane on his one acre:
 - The roadway could be aligned along the eastern edge of the one acre.
 - This will allow him to utilize the acre more efficiently.
 - This will result in an offset intersection that will be about 75 feet.
 - This will create left turn conflicts that will be unsafe.

4. Mr. Madison dedicates the Central Park Lane ROW on his acre tract:
 - The City could build the street and assess if applicable. An appraisal would determine if this is legally feasible.
 - There is debt capacity to build the street.
 - This would be less expensive than realigning the roadway on the south side of Krenek and would not negatively impact the park.
 - Central Park Lane extending to Krenek is an important connection to Mr. Madison's multi-family development to the east. Its connection will allow for a TAMU bus stop.

Staff's recommendation is that the City works with Mr. Madison to build the Central Park Lane extension in its current proposed alignment and determine whether assessment is feasible.