



February 11, 2019

City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

Attn: Mr. Greg Collins, Senior City Planner, Development Services

RE: CABANISS INDUSTRIAL PARK, BLOCK 4, LOT 1A
REQUEST FOR A PLAT WAIVER OF THE SIDEWALK CONSTRUCTION
REQUIREMENT

Mr. Collins,

On behalf of our Client, Gulf Coast Humane Society, we hereby request for a plat waiver of the sidewalk construction. We request the waiver per the following reasons:

1. The property was originally plated in 1974 and replated in 1990 with no requirement for sidewalk construction being required at those times.
2. The property and the adjacent area to the property is zoned and is being used as Light Industrial.
3. There are no sidewalks along the street along the adjacent properties.
4. The area is not located on any transit stops or transportation plan.
5. The Gulf Coast Humane Society property currently has sidewalk adjacent to the street in areas that have been improved to promote pedestrian circulation through the facility. Other areas have no sidewalk as to be able to provide controlled access and as a means of providing a park feel to the area with the improvements on-site.
6. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or render unfeasible,
7. The comprehensive plan will not be substantially affected.

Please feel free to contact us if there are any questions.

Sincerely,
Munoz Engineering

Thomas Tiffin, PE
Project Manger