

# Request for Sidewalk Waiver

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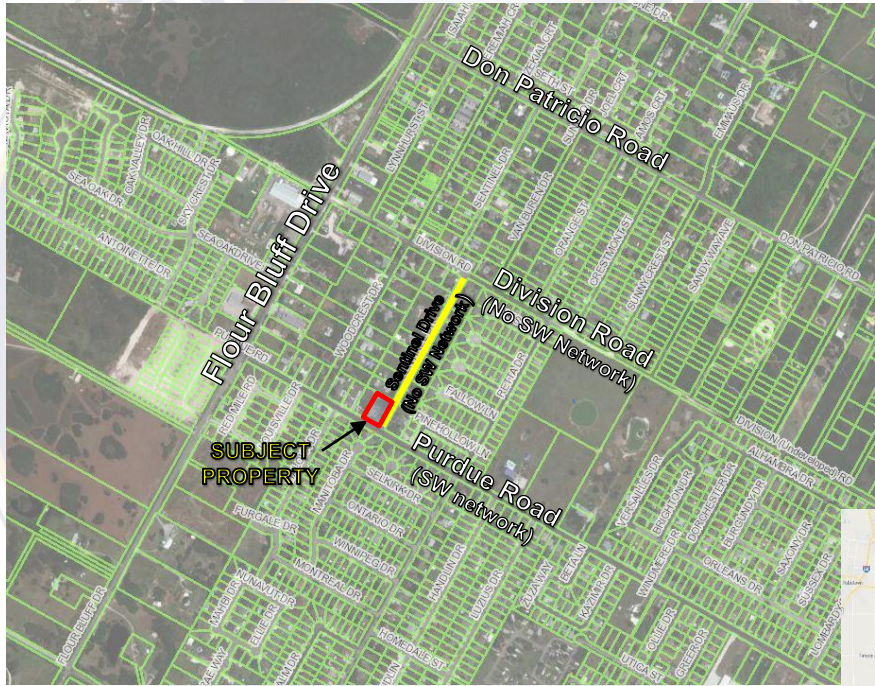
**Bakers Acres, Block 2, Lots 4A & 4B (Replat)**  
**Property at 1202 Purdue Road**



Planning Commission  
March 31, 2021

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# Aerial Overview



Location Map



# Subject Property, West on Purdue Road and East on Sentinel Drive

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INCORPORATED  
1852

# Subject Property, North on Sentinel Drive

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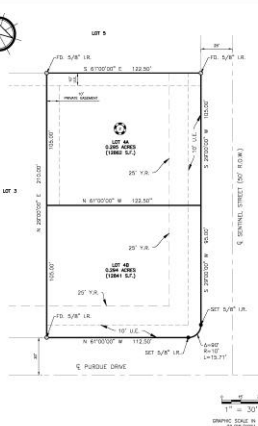


# Bakers Acres, Block 2, Lots 4A & 4B (Replat)



VICINITY MAP  
1" = 2000'

**BAKERS ACRES  
BLOCK 2, LOTS 4A AND 4B**  
BEING A REPLAT OF BLOCK 2, LOT 4,  
BAKERS ACRES, AS RECORDED IN  
VOLUME 36, PAGE 160, MAP RECORDS  
OF NUECES COUNTY, TEXAS.



**GENERAL NOTES:**

- THOSE REQUIREMENTS AS DEPICTED ARE A REQUIREMENT OF THE UNIFIED SUBDIVISION COMMISSION AND SUBJECT TO CHANGE, AS THE ZONING MAP.
- FOUND 3/4-INCH IRON RODS AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 40' SHOWN SIDES BONES OF LAND
- S.I. DENOTES SQUARE FEET OF LAND
- Y.R. DENOTES YARD REQUIREMENTS
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- THE PROPERTY LIES IN FLOOD ZONE C, COMMUNITY #865454, HAZARD (CITY OF CORPUS CHRISTI), NEEDED 3/7/19/1985 AND IS NOT WITHIN THE 100 YEAR FLOOD PLANE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OOD BAY. THE TEEB HAS SUBMITTED THE SAIDING LIFE USE FOR THE OOD BAY AS "DECESSIONAL AND "OVERSE WATER" THE TEEB ALSO CATERGORIZED THE RECEIVING WATER AS "CONJECT" RECREATION USE.
- TOTAL PLATED AREA IS 29,703.34 SF (639 AC)
- BASE OF SURVEY IS TWO (2) STATE PLANE, TEXAS SOUTH FIPS 4205 FEET PROJECTION LAMBERT CONFORMAL CONIC.
- FRANK 10' EASEMENT TO THE MAINTAINED BY LANDOWNERS.

THE STATE OF TEXAS  
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE \_\_\_\_ OF \_\_\_\_\_, 2021.

JEREMY BRAGG  
CHAIRMAN

AL RAYMOND, A.I.A.  
SECRETARY

THE STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

XXXX SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK

**CONVO DEVELOPMENT, LLC**  
8510 LEOPARD STREET  
CORPUS CHRISTI, TEXAS, 78410  
PH: 361-241-2777 FIRM NO. 10193800

THE STATE OF TEXAS  
COUNTY OF NUECES

I, ERICK REICHA, HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 2, LOTS 4A AND 4B, BAKERS ACRES AS SHOWN WITHIN THE BORDERS OF THE FOREGOING THAT I HAVE APPLICATED TO THE CITY OF CORPUS CHRISTI, TEXAS FOR THE REPLAT OF THE SAID BAKERS ACRES AND THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE REGULATION, OPERATION AND USE OF THE PUBLIC HIGHWAYS. THIS FINAL PLAT WAS MADE FOR THE PURPOSE OF DESCRIPTION AND RECORDATION.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ERICK REICHA

THE STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK REICHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT WHOSE NAME AND ADDRESS I HAVE EXCEEDED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE PRESENCE HEREIN SPACE.

GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR NUECES COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF NUECES

I, JOSEPH SUBRAMANIAM, A REGISTERED PROFESSIONAL LAND SURVEYOR OF COUNTY OF NUECES, HAVE REVIEWED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND AS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, HAVE BEEN DULY SWORN IN CORPUS CHRISTI, TEXAS. ALL INFORMATION HAS BEEN SHOWN HEREIN AND IS COMPLETELY ACCURATE AND CONFORMS WITH ALL APPLICABLE AND RELEVANT SURVEYING STANDARDS AND PRACTICES.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER: 281342129  
8015 LINDBERG STREET  
CORPUS CHRISTI, TX 78410

THE STATE OF TEXAS  
COUNTY OF NUECES

I, ANNA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, WITH ITS CORRELATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND WAS RECORDED IN VOLUME \_\_\_\_ PAGE \_\_\_\_ MAP RECORDS OF NUECES COUNTY, TEXAS (PARTICULAR) NAME \_\_\_\_ COLLISION # \_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

XXXX SANDS, COUNTY CLERK DEPUTY TO THE COUNTY CLERK

# Staff Recommendation

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**Approval** of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request

# Applicant's Factors in Support of Sidewalk Waiver

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1. The area is a residential area with no heavy pedestrian traffic since there are no shopping areas in proximity.
2. There are currently no sidewalks the entire length of Sentinel Drive north of Purdue to Division Road and beyond. In addition, there are also no sidewalks in the immediate parallel streets such as Woodcrest Drive and Orange Drive.
3. The street has an open ditch drainage system and the sidewalk would fall in the location of the open ditch which would require installing an underground storm water system for the placement of the sidewalk and create a financial burden for the landowner, whereas the rest of the neighborhood would remain an open ditch system.
4. In addition, as per UDC Section 8.1.4.A, there are no construction plans involved with this plat for street improvements, the landowner is only making two lots out of one previously platted lot and will not be doing any street improvements which encompass a sidewalk.
5. More importantly, per UDC Section 8.1.5 Continuity of Improvements, it states that all required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties. There is no continuity in this case because there is no underground storm water system or sidewalks in the entire neighborhood along Sentinel Drive or other streets running parallel to Sentinel

## Factors against Sidewalk Waiver (For sidewalk construction)

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1. The property is zoned “RS-6 Single-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.
2. The property is a corner lot with an existing sidewalk on Purdue Road for a connection point.
3. Purdue is a C1 Collector street as per the Urban Transportation Plan with a sidewalk network on both sides on the streets.



# Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks** ....”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

## Plat Waiver UDC 3.8.3.D

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- Need for waiver shall be demonstrated to Planning Commission's satisfaction
  - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
    1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
    2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
    3. Application of the provision will render subdivision of land unfeasible; or
    4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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