



Sandy Creek Townhomes (Replat)

**Request for Plat Waiver
from Street Design Standards and Sidewalk Requirement**

Planning Commission Meeting
September 5, 2018



Location Map



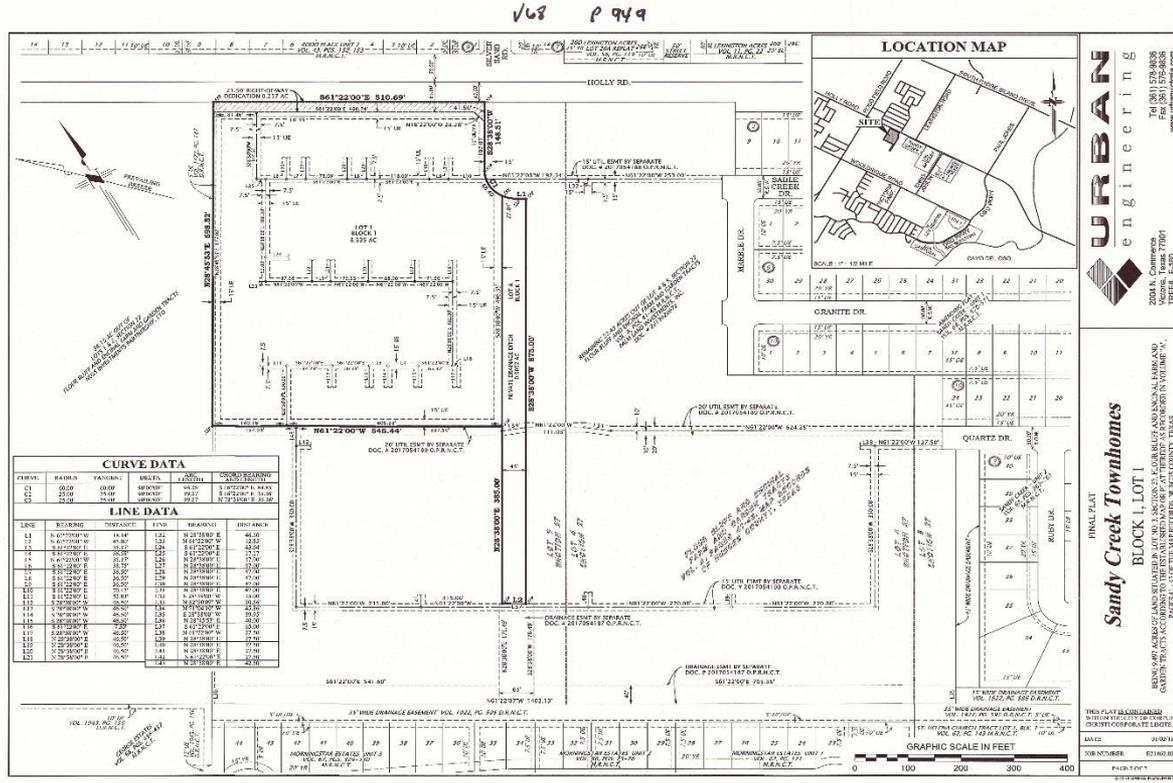


Sandy Creek Townhomes





Sandy Creek Recorded Plat: 1 Lot, 1 Block



Sandy Creek Townhomes
BLOCK 1, LOT 1

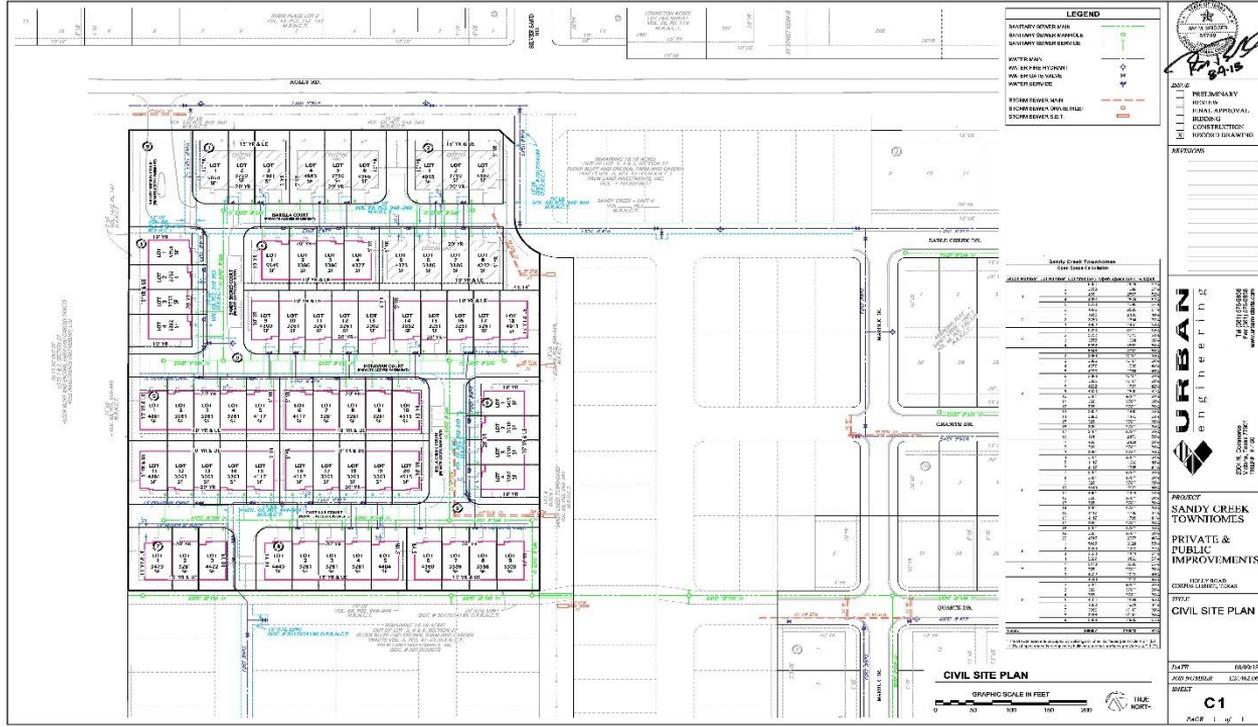
THIS PLAT BLOCKS AND LOTS ARE SUBJECT TO THE CITY OF CORPUS CHRISTI, TEXAS, SUBDIVISION MAP ACT AND ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS. THE CITY OF CORPUS CHRISTI, TEXAS, IS THE RECORDING AGENCY FOR THIS PLAT.

DATE: 05/03/24
JOB NUMBER: 231402-00
PAGE 1 OF 1

b/m 1 b/v



Sandy Creek Replat: Utility Plan





Plat Requirements

- 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: Sidewalks
 - A. Required Improvements: 1. Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed
 - Exception for certain industrial subdivisions (UDC 8.2.2.A.1.a)
 - All sidewalks generally shall be 1 foot from the property line within the street right-of-way (unless otherwise approved) and shall extend along all street frontages (UDC 8.2.2.A.1.a.2)
 - Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks. (UDC 8.2.2.A.1.a.4).



Street Design Standards

- UDC 8.1.4: Streets, curb and gutter and sidewalk required
- UDC 8.2.1.J.5: Design standards for private streets shall be the same as required for public streets
- UDC 8.2.1.1: Streets shall be designed for a 30-year life



Plat Waiver from Street Design Standards

- Applicant states:
 - Concrete pavement will have 30-year life
 - Designed to withstand weight of fire truck and solid waste truck
 - Subdivision is gated; reduced traffic; infrequent fire truck traffic
 - Inverted roadway instead of curb and gutter; stormwater directed to the center of roadway, to inlet



Plat Waiver from Sidewalk Requirement

- Applicant states:
 - Waiver not detrimental to public health, safety, general welfare or injurious to other property; townhome is gated; only residents and guests will be within the development
 - Staff response: 67 lots in the subdivision; residents would use sidewalks
 - Conditions creating need for waiver may not generally apply to other properties in the area: (a) typical single-family subdivisions w/ public streets, allow all types of vehicles. (b) Gated community will limit vehicular access. (c) Other townhome developments have been allowed to develop without sidewalks.
 - Staff response: (a) all types of vehicles will be allowed in the subdivision. (b) residents will enter and exit the gated community same as other subdivisions (c) Other townhome developments, such as Aruba PUD are designed to have sidewalks
 - May not render development unfeasible, but will burden the developer with additional costs that other townhome developments did not have to bear
 - Staff response: Other townhome developments are required to build sidewalks



Plat Waiver from Sidewalk Requirement

- Applicant states (continued):
 - Sidewalk issue did not come up until developer was told by his financiers that that each unit had to be sold with the land underneath. No change in number of buildings or units. Configuration has not changed. Only change is that the developer is platting separate lots for each unit
 - Staff Response: Changing from **one lot, one block**, (with units being either sold as condominiums or rented as apartments), to multiple lots, changes the internal circulation from **private drive aisles** to **streets**. Streets, whether public or private, are subject to the standards in UDC 8.1.4.A, which expressly includes sidewalks. Staff was not aware of Developer's need to have separate land lots (and thus, streets and sidewalks) until *after* recordation of the original 1 lot plat, *after* financiers informed developer of need for separate lots.
 - The granting of the waiver will not conflict with the Comp Plan and the purposes of the UDC
 - Staff Response: Plan CC calls for "connected networks of good streets and sidewalks" (pages 14, 31, 40). Community input calls for "healthier" city (page 20). Also, the UDC Sidewalk exceptions in 8.2.2.B. do not apply here.



Sidewalk Exceptions Not Met

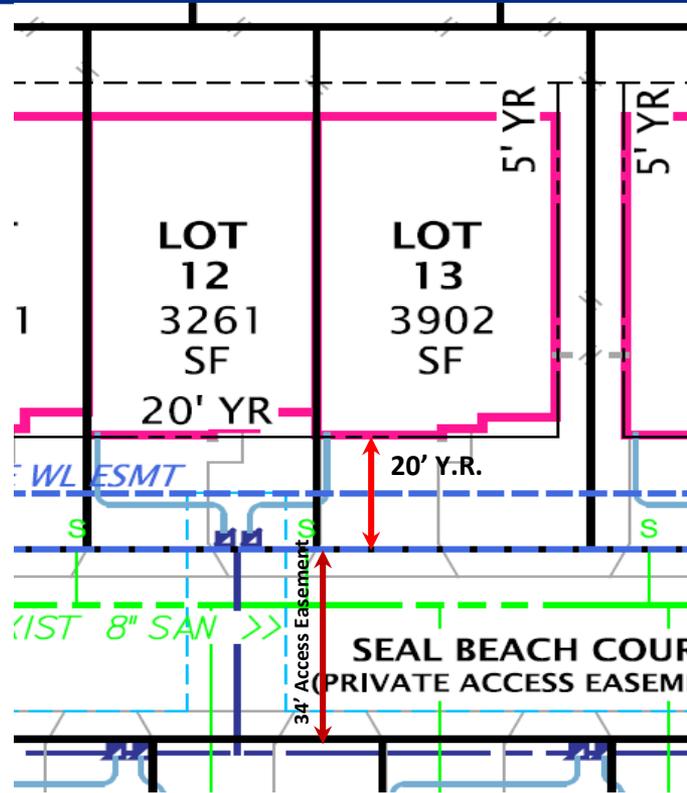
- **UDC 8.2.2.B: Exceptions for Required Sidewalk Improvements**

A waiver may be granted in accordance with 3.8.3.D and only when the following conditions are satisfied:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.



Sidewalk Requirement

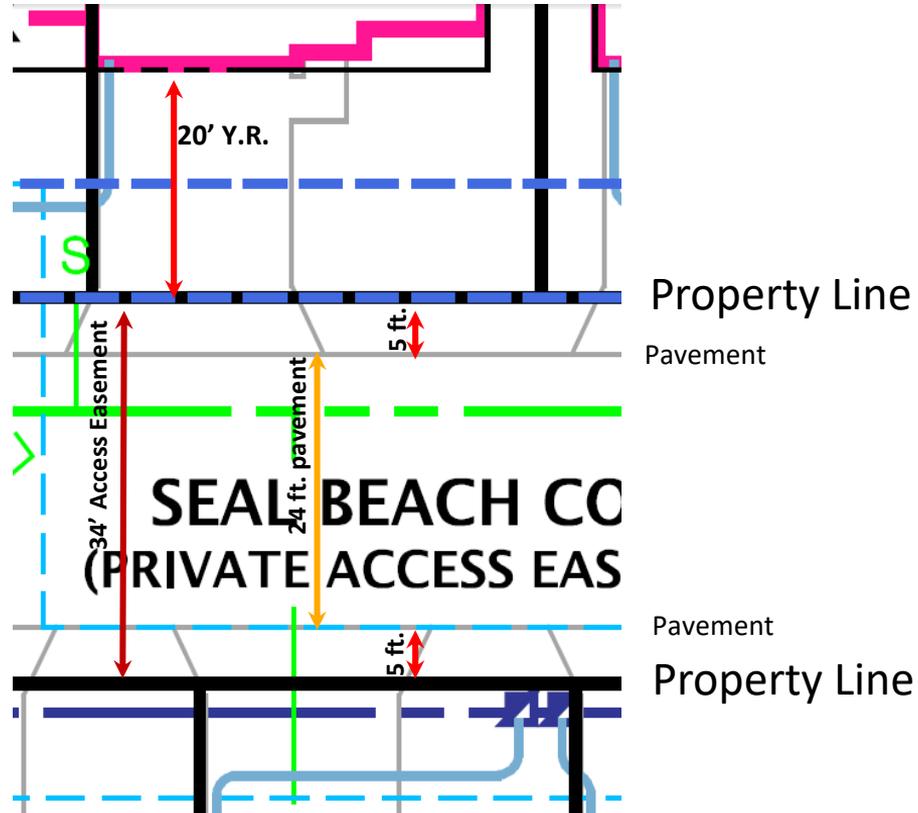


34-foot Private Access Easement, for private street



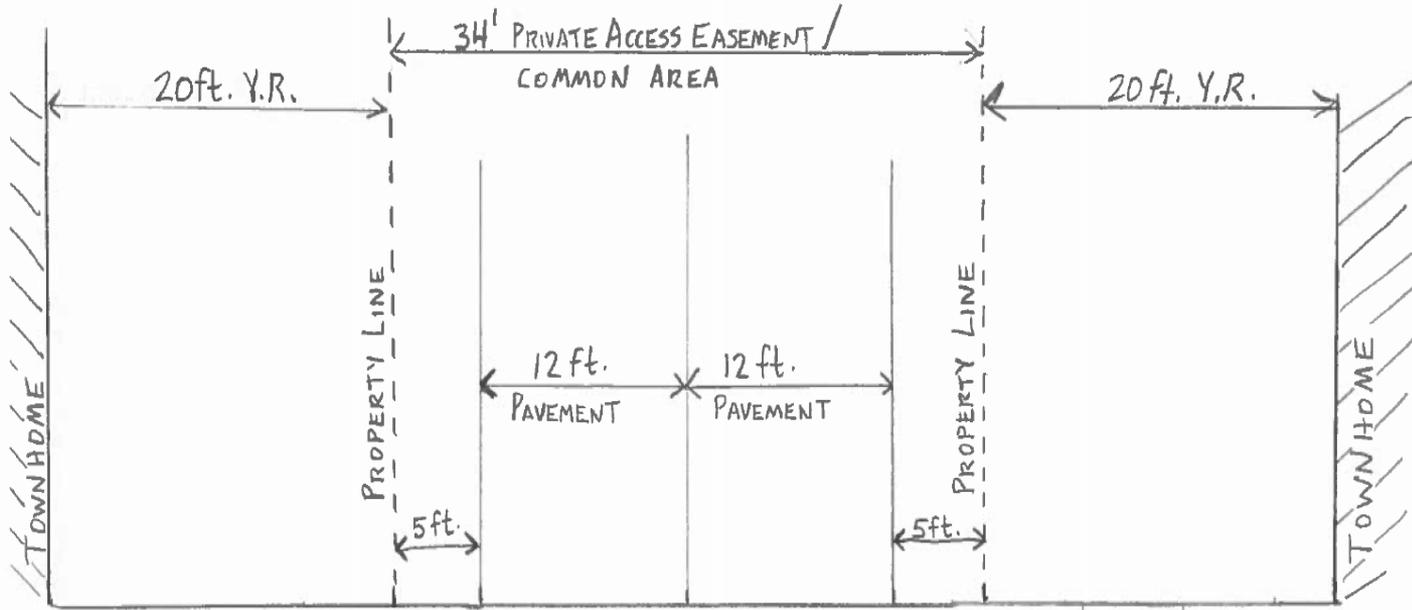
Plat Requirements

34-foot private access
Easement allows space
for:
24' pavement
(Two 12' lanes)
Two 5' sidewalks





Section View



SECTION



Plat Waiver UDC 3.8.3.D

- **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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Staff Assessment

Staff recommends approval of the request for waiver from the street design standards.

Staff recommends denial of the request for waiver from the sidewalk construction requirement.
