



July 5, 2018

Greg Collins, Senior Planner
Development Services
City of Corpus Christi
2406 Leopard Street
Corpus Christi, Texas 78408

RE: Kenley Estates- Waiver Request: Maximum Cul-de-Sac Length

Dear Mr. Collins:

For Schell Drive at Kenley Estates, Hanson Professional Services on behalf of LOWM Inc., the developer, requests a waiver to 8.2.1.G 3 in the Unified Development Code (UDC):

“The maximum cul-de-sac length shall be 800 feet, provided that, a cul-de-sac with an island may have a length of 1,000 feet. Cul-de-sac length shall be measured from the center line of the connecting street to the radius point of the cul-de-sac.”

Waiver factors indicated in 3.8.3.D (UDC):

1. “The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code.”
 - It will not.
2. “The conditions that create the need for the waiver shall not generally apply to other property in the vicinity.”
 - This property is landlocked and neighboring subdivisions have already been constructed. The only available right-of-way access point is the 450’ of right-of-way along Flour Bluff drive.
3. “Application of a provision of this UDC will render subdivision of land unfeasible.”
 - The 1,000 UDC block length requirement with an island is not long enough to reach the end of the subdivision, which is 1,320’ long.
4. “The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.”
 - We are requesting a cul-de-sac length that is 144’ more than the 1,000’ allowable maximum. It will be 1,144’ total, with 752’ extending past a 10’ wide median.

See attached layout exhibit for proposed cul-de-sac dimensioning. Thank you. Feel free to contact our office if you have any questions.



Sincerely,
Hanson Professional Services, Inc.

Craig B. Thompson, P.E.
Project Engineer

7/5/10
Date