



Aruba Two Condominiums (Final Plat)

**Request for Plat Waiver
from the Sidewalk Construction Requirement**

Planning Commission Meeting
June 12, 2019



Neighborhood



Legend:

	Bike Lane		Sidewalk
			Crosswalk



Vicinity Map





Zoning





Neighboring Property Already Platted





High-Density Potential

Table 4.4.3.B Multifamily Zoning Districts

Multifamily Districts	RM-1	RM-2	RM-3	PI/MI*/North Beach (1-2 Fam)	RM-AT	
					1-2 Fam	3+ Fam
Max. Density (units/acre)	22	30	36	18	9	60
Min. Open Space (% site area)	35%	30%	30%	25%	25%	10%
Min. Lot Area (sq. ft.)	6,000	6,000	6,000	5,000	10,000	10,000
Min. Lot Width (ft.)	50	50	50	50	85	85
Min. Yards (ft.)						
Street	20	20	20	20	20	20
Street (corner)	15	15	15	10	15	15
Side (1 fam & 2 fam)	5	5	5	5	5	
Side (3+ fam)	10 ¹	10 ¹	10 ²			10 ²
Rear	10 ¹	10 ¹	10 ²	5	5	10 ²
Min. Building Separation (ft.)	10	10	10			10
Max. Height (ft.) and comply with Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.	45	60	60	See Section 4.2.8.C., 4.2.8.D., and 4.2.8.E.		

*PI/MI = Padre Island/Mustang Island

¹ Regardless of single- or two-family adjacency, increase yard in accordance with Section 4.2.8.C.

² Regardless of single- or two-family adjacency, increase yard in accordance with Section 4.2.8.C., but yard shall not exceed a total of 30 feet if property is not adjacent to a single- or two-family use.

(Ordinance 029552, 07/10/2012)

(Ordinance 029770, 03/19/2013)



Aruba Dr. Not on the ADA Master Plan



City of Corpus Christi ADA Masterplan Mapbook



- Compliant Curb Ramp
- ⊗ Non-Compliant Curb Ramp
- No Curb Ramp
- Tick marks indicate direction of pedestrian travel.
- Usable Sidewalk
- - - - - Not Usable Sidewalk
- No Sidewalk
- ⊠ Signalized Intersection
- "Box" lines indicate existing pedestrian signal in that direction.
- △ Special Needs
- - - - - Planned Projects
- - - - - Accessible Route
- Existing Crosswalk
- ◇ City Buildings
- ◆ Transportation
- ★ Places of Public Accommodation
- ⊞ Bus Stops

EE47	EE48	EE49
FF47	FF48	

PH 3E SHEET 43 OF 43
PH 3 SHEET 182 OF 206
PHASE 3-PACKAGE E (FF48)



Street View: Aruba Dr Looking West/Northwest





Street View: Aruba Dr Looking North/Northeast





Street View: Aruba Dr Looking South/Southwest





Street View: Aruba Dr Looking East/Southeast



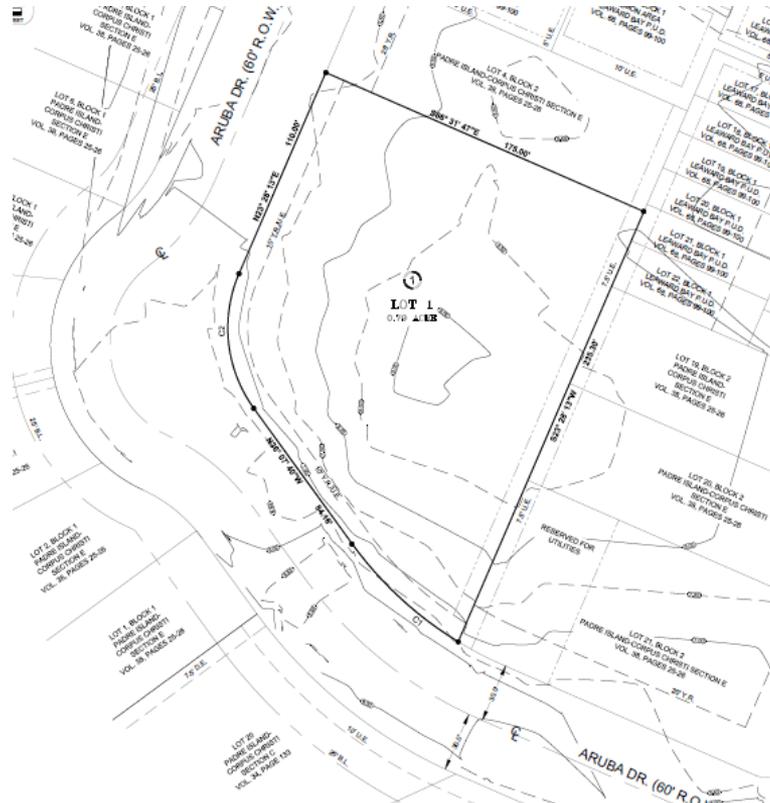


Street View: Leeward Dr Looking North/Northeast





Aruba Two Condominiums Block 1, Lot 1





Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

- None of the developed properties in this portion of Padre Island have sidewalk
- Area not located on any transit stops
- Aruba Dr not on UTP
- Waiver not detrimental to public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible
- Comprehensive Plan not substantially affected
- Bicycle Mobility Plan does not show any routes through property
- Neighboring property already platted

Factors Against Sidewalk Waiver (for sidewalk construction)

- Sidewalk network 0.24 mi away on St. Augustine
- Transit stop 805 ft (0.15 mi) away on Leeward Dr.
- Beach access 0.29 mi away
- Aruba Dr is 60' wide ROW
- Zoning: Multi-Family Apartment Tourist/Island Overlay ("RM-AT/IO"), PUD, and Commercial Resort 1 & 2 ("CR-1, -2").
- High-Density potential
- Plan CC
 - Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



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.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

- **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 Recommendation

Staff recommends denial of the request for 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**