



Mirabella Subdivision

Request for Plat Waiver for Half Street Construction

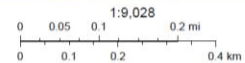
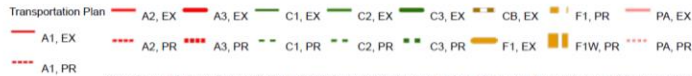
Planning Commission Meeting
March 19, 2025



Mirabella Subdivision Urban Transportation Plan



8/1/2024, 5:12:06 PM



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Mirabella Subdivision

C3 Street Standards

City of Corpus Christi
Engineering Services

Infrastructure Design Manual
Chapter 6-Street Design Requirements

Table 6.2.2.B Non-Local Street Standards Table

Non-local Streets*	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median / Turn Lane	Spacing (miles)	Sidewalk* (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Primary Collector (C3)	75	50	4	No	0.25 to 0.5	5	12.5	10,000 – 14,000



Mirabella Subdivision Existing Conditions





Plat Requirements per UDC

UDC Sections 8.1.4 and 8.2.1 require construction of streets as part of the platting process.

8.2.1.F. Half Streets

Half streets shall be prohibited except when the Planning Commission may approve a plat containing half [streets](#) if it finds that it is essential to the reasonable development of the [subdivision](#), [lot](#), or [lots](#) in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.

Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.



Plat Waiver UDC 3.8.3.D

Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

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 Code;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the Unified Development Code.
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Factors In Support of Waiver

1. The deviation would allow half-street construction of County Road 20A which is currently a paper street.
 2. Proposed County Road 20A will meet the requirements described in UDC Section 8.2.1F, "Half Street."
 3. The layout of the subdivision using this C3 Collector street is essential to the reasonable development of the subdivision.
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Factors Against Waiver

1. County Road 20A is a C3 Collector street in the current Urban Transportation Plan (UTP).
2. Half streets may cause access issues for emergency vehicles and Solid Waste operations



Staff Recommendation

Staff recommends **approval** of the waiver request for the half street construction of County Road 20A.

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