

# Modification to Street Right of Way dimension standards

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## Highland Oaks Unit 6



Planning  
Commission  
August 18, 2021

# Aerial

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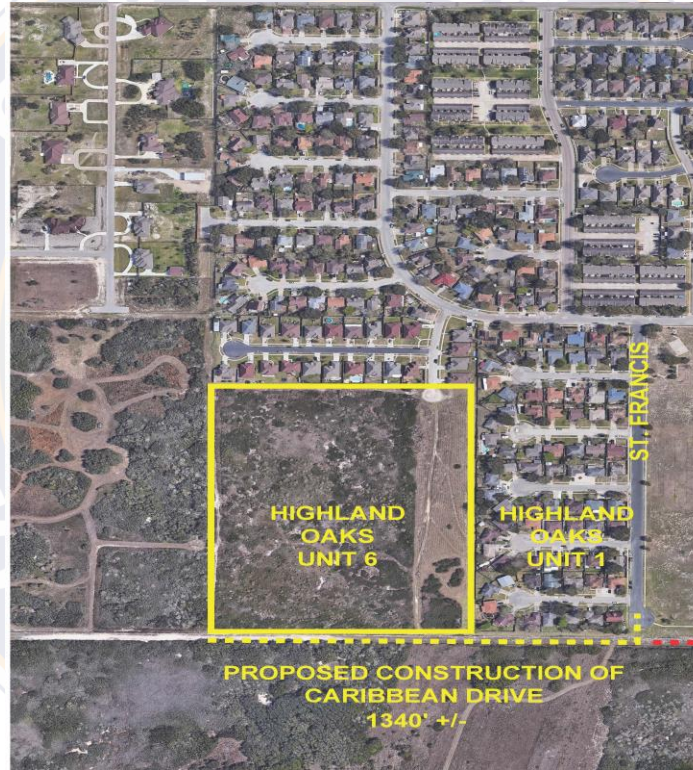
**Plat of  
HIGHLAND OAKS UNIT 6  
SUBDIVISION**

BEING A 19.271 ACRE TRACT OF LAND OUT OF  
LOTS 12 & 13, SECTION 50, FLOUR BLUFF AND  
ENGLISH FARM AND GARDEN TRACTS, A MAP OF  
WHICH IS RECORDED IN VOLUME "A" PAGES  
41-43, MAP RECORDS, NUECES COUNTY, TEXAS

LOT	AREA	LOT	AREA	LOT	AREA
1	0.10	11	0.10	21	0.10
2	0.10	12	0.10	22	0.10
3	0.10	13	0.10	23	0.10
4	0.10	14	0.10	24	0.10
5	0.10	15	0.10	25	0.10
6	0.10	16	0.10	26	0.10
7	0.10	17	0.10	27	0.10
8	0.10	18	0.10	28	0.10
9	0.10	19	0.10	29	0.10
10	0.10	20	0.10	30	0.10

# Layout of Caribbean Drive street construction

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# Looking East on Caribbean Drive

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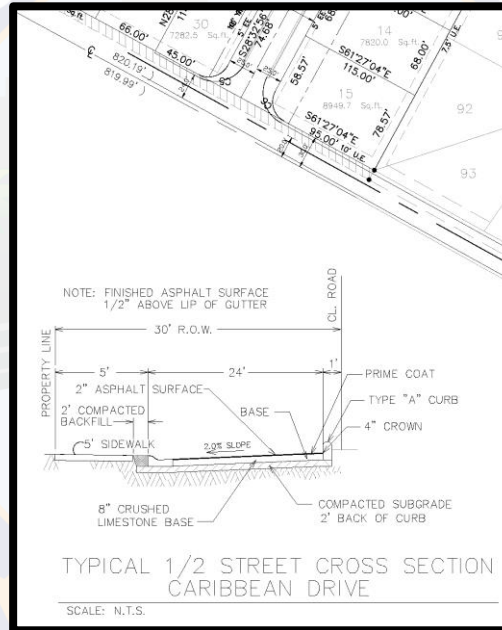


# Looking West on Caribbean Drive

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# Modified Street Section



## Applicant's Factors in Support of Waiver for Modification

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The applicant states that they do not believe the street with curb, gutter and sidewalk should be required because:

1. The proposed street is considered a "Paper Street" since the plat of the subdivision that indicates Caribbean Drive was filed and recorded in January 20, 1894.
  2. Since the development is located adjacent to a military base, and the potential for additional development that would construct the other half street is limited, a modified residential street section is recommended.
  3. The Street extension to St. Frances Street will provide a secondary access to Fire Safety vehicles to reach the subdivision.
  4. Construction for a full street section will require acquisition of rights of way from un-platted properties.
  5. The Comprehensive Plan will not be substantially affected.
  6. The area is not located along an existing or foreseeably planned CCRTA service route.
  7. Not providing a full street section will not be a detrimental to the public health, safety, or general welfare within or adjacent to the subdivision.
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## Factors Against Waiver for Modification)

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1. The property's boundary is on the Urban Transportation Plan.
2. The UTP has Caribbean Drive as a C1 60-foot street with a 40-foot back to curb pavement width, which connects two Arterials, Waldron Road and Flour Bluff Drive.

# Plat Requirements

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- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting (See Cost Estimate below for description and sizing of improvements for Dove Lane)
- UDC 8.1.4: During platting, the “developer shall provide”:
  - A. “Streets, including but not limited to pavement, curb, gutter, and *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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# Staff Recommendation

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**Approval** of the modified street section providing for a paved 28 foot wide back to back paved street with a five foot sidewalk on the development side of the street.

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

# Staff Recommendation

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**Approval** of the waiver for modification to street right of way dimensional standards.

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