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City of Corpus Christi  
Development Services

Mr. Andrew Dimas, Senior City Planner  
Development Services, City of Corpus Christi  
2406 Leopard  
Corpus Christi, TX 78408

Subject: Nueces River Irrigation Park Block 1, Lots 9A and 9B (Sidewalk Waiver Request)

Mr. Dimas

We, Urban Engineering, on behalf LD Calallen CCTX Hwy 77, LLC, hereby request a waiver for the sidewalk construction requirement, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 based on the following reasons:

- This development is for a proposed apartment site and a commercial tract.
- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC. There are no sidewalks on either side of CR-52 nor along I-69 frontage road. CR-52 is a Strip paved street (No curb & gutter) that will not support sidewalk until street is upgraded to a curb & gutter section.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC. The existing conditions do not support pedestrian movements and development of adjoining property does not make any changes to existing transportation systems.
- Application of a provision of this Unified Development Code will render subdivision of land unfeasible.
- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity. There is not any property in the vicinity that has sidewalk. That said, I believe the need for the waiver does apply to other property in the vicinity.

Thank You,

Joshua Buff