



# PL9091 Laguna Shores Vista Lot 1 Block 1

**Request for Plat Waiver  
for Sidewalk Construction**

Planning Commission Meeting  
February 4<sup>th</sup>, 2026

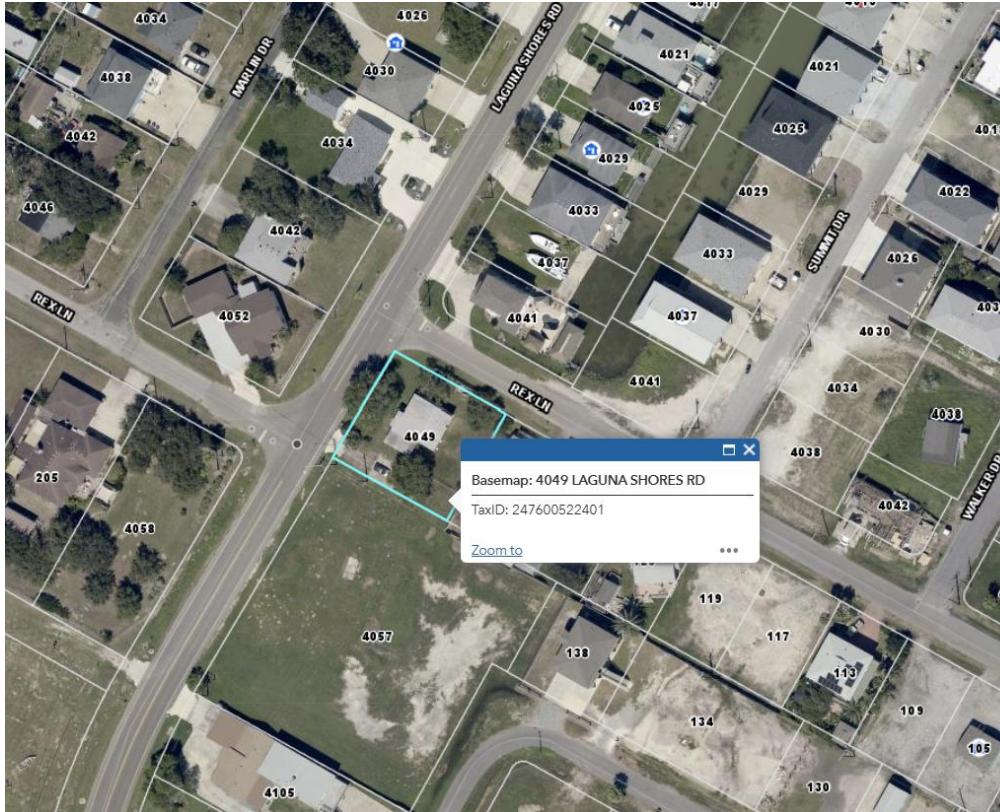


# Proposed Plat *Laguna Shores Vista Lot 1 Block 1*



# Aerial View

## Laguna Shores Vista Lot 1 Block 1





# Applicable Final Plat Approval Procedures

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**Property must comply with subdivision design to for final plat approval**

## UDC 3.8.5.D.3. Final Plat Review Criteria

*“The final plat is in compliance with any subdivision design and improvement standards adopted by the City...to promote the health, safety or general welfare of the City and the safe, orderly and healthful development of the City.”*

## UDC 3.30.1.A: Applicability of Developer Guarantees

*“Neither a final plat approval nor a certificate of occupancy for building development shall be issued until the developer has installed the improvements required by this Unified Development Code or has guaranteed that such improvements will be installed.”*



# Sidewalk Subdivision Design Standards

## Sidewalk construction is a general provision of subdivision design

UDC 8.1.4: General provisions for required improvements of subdivision design

*“The developer shall provide the following improvements, as approved in the construction plans, in conformity with the standards...A. Streets, including but not limited to pavement, curb and gutter, sidewalks, roadside ditches, hike and bike trails, alleys, bridges and street lighting;”*

## Sidewalks should follow design standards and allow neighboring properties to extend at development

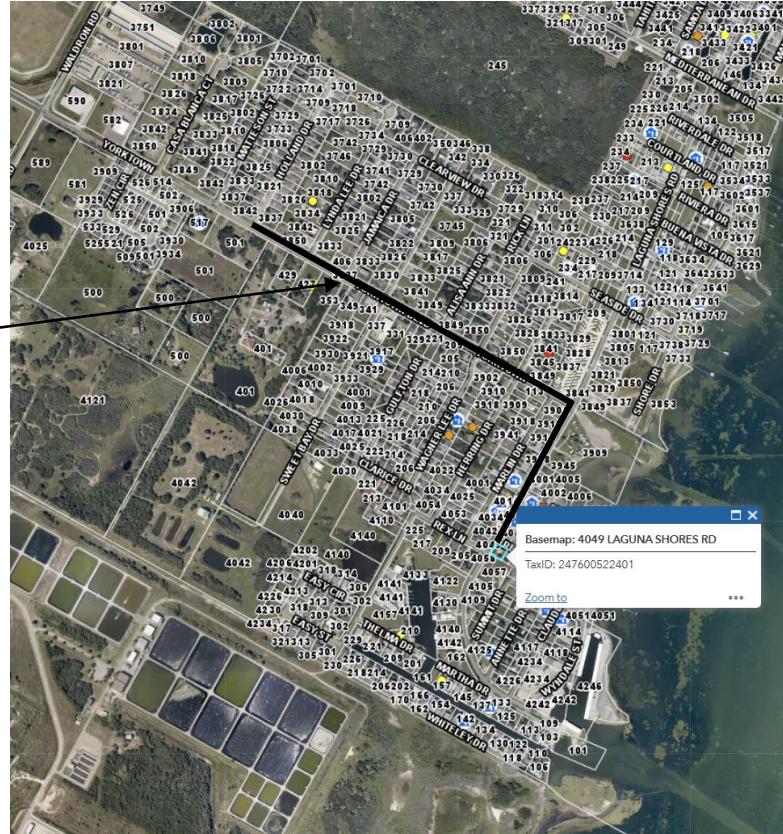
UDC 8.2.2.A.1: Subdivision design standards for sidewalk improvements

*“Concrete sidewalks...shall be constructed in accordance with Subsection 8.2.1.B, Street Right-of-Way Dimensional Standards, and the ADA Master Plan, within all subdivisions except as provided...4. Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks.”*



# Nearest Sidewalk

Nearest Sidewalk  
Approximately  
4,000 LF





# UDC 8.2.2.C

## Criteria for Administrative Exemption

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1. On permanently dead-ended streets, one side of the ROW sidewalk construction can be administratively waived if there's pedestrian access to a paved hike/bike trail;
2. Each lot has direct access to a paved hike/bike trail;
3. Property is zoned FE or RE and 22,000+sqf;
4. One side of a private street is constructed with 6' or greater sidewalk;
5. ALL of the following applies:
  1. Street is not on the UTP nor greater than 50'
  2. Street is not on a city recognized transportation plan
  3. Farm Rural, Residential Estate or Single-Family Residential RS-4.5, RS-6, RS-10, RS-15, RS-22, or Single Family Residential Two Family (RS-TF)
  4. 75% block frontage (lots/sqf) is improved and does not have sidewalk

*The criteria listed in UDC 8.2.2.C for staff to administratively waive sidewalk is not applicable*



## UDC 3.8.3.D.

# Applicable Factors for Consideration

The waiver may be *approved, approved with conditions or denied* after Planning Commission's **consideration of the following factors for waiving sidewalk construction:**

1. Granting waiver shall not be a detriment 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. If application of a provision will render subdivision of land unfeasible;
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of the UDC



# Existing ROW Condition

## *Facing South from Laguna Shores*

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# Existing ROW Condition

## *Facing North from Laguna Shores*

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# Factors in Support of Waiver Approval

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1. There are currently no adjacent sidewalks along Laguna Shores Road nor Rex Lane to connect to. The nearest sidewalk is approximately 4,000 LF away to the northwest at Yorktown Blvd and Holland Drive.
2. There are rural drainage ditches throughout the area which would make it unsafe for pedestrians to use sidewalks.
3. The nearest bus stations are along Yorktown Blvd, which also does not have sidewalks.
4. Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare.
5. Waiver of sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

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# Factors Against Waiver Approval

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1. Not having sidewalks along a local street typically leads to pedestrians walking in roadways, an unsafe situation.
2. Construction of sidewalks, even unconnected sections, promotes construction of sidewalk throughout the community.



# Staff Recommendation

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Staff recommends **approval** of the waiver from the sidewalk construction requirement.

(**Approval** = sidewalks do **not** have to be constructed for recordation  
**Disapproval** = sidewalks **do** have to be constructed for recordation)

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