

AGENDA MEMORANDUM

Planning Commission Meeting of May 14, 2025

DATE: May 5, 2025

TO: Michael Dice, MBA, Director of Development Services

FROM: Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer
BriaW@cctexas.com
(361) 826-3268

King's Lake West Subdivision

Request for a Plat Waiver for half street construction for County Road 43 on the Urban Transportation Plan

BACKGROUND:

On behalf of their client, John Tamez, Pape Dawson is requesting a half street waiver per City of Corpus Christi Unified Development Code (UDC) §8.2.1.F along County Road 43 located west of the proposed Kings Lake West Development.

It is understood that according to the City's Urban Transportation Plan (UTP) the ultimate build-out of County Road 43 is an A2 Secondary Arterial Road. The proposal is to construct the eastern half of the A2 Secondary Arterial Road along site's western frontage with the remaining portion of the A2 section being constructed by future development to the west. A portion of County Road 43 has already been dedicated by King's Lake West, and it is proposed in the master preliminary plat to donate the additionally required right-of-way width. The proposed half street consists of half the standard A2 road section with a pedestrian path to the eastern side of the right-of-way. The western side of the right-of-way would consist of a roadside ditch which will be widened with future ultimate buildout of the A2 road section. The subject property, known as the proposed King's Lake West, is a subdivision of 186.405 acres of land with plans for 520 single family lots.

This plat waiver request is to construct a half street for County Road 43, an A2 Arterial on the Urban Transportation Plan.

STAFF ANALYSIS and FINDINGS:

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.

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.

Factors in Support of the waiver request for sidewalk construction:

1. The deviation would allow half-street construction of County Road 43 which is currently a dirt road.
2. Proposed County Road 43 will meet the requirements described in UDC Section 8.2.1F, "Half Street."
3. The layout of the subdivision using this A2 Arterial street is essential to the reasonable development of the subdivision.

Factors Against the waiver request for street and sidewalk construction:

1. County Road 43 is an A2 Arterial 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 43.

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

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Master Preliminary Plat
Exhibit B – Waiver Request Letter
Exhibit C – Urban Transportation Plan
Exhibit D – PowerPoint Presentation

Exhibit A

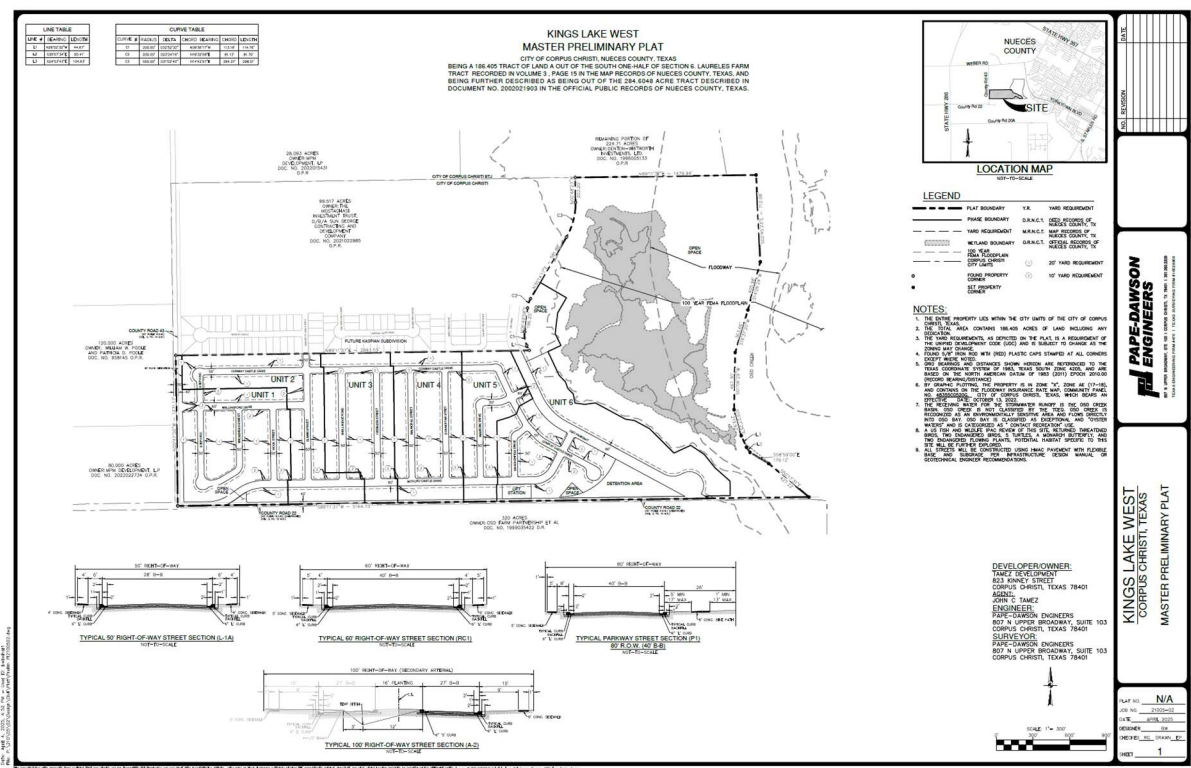


Exhibit B



April 21, 2025

Development Services
City of Corpus Christi
2406 Leopard Street
Corpus Christi, TX 78408

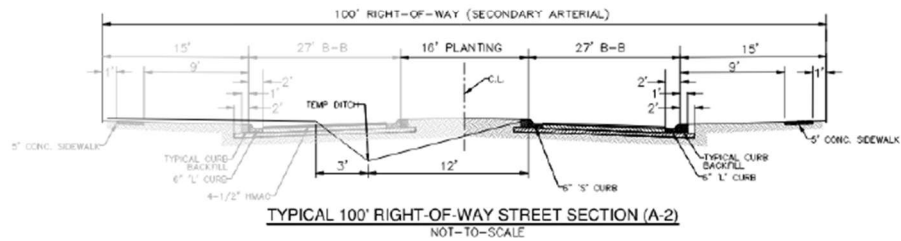
RE: Kings Lake West Master Preliminary Plat: Half Street Waiver Request

To Whom It May Concern:

On behalf of our client, John Tamez, we would like to request a half street waiver per City of Corpus Christi Unified Development Code (UDC) §8.2.1.F along County Road 43 located west of the proposed Kings Lake West Development. It is understood that according to the City's Urban Transportation Plant (UTP) the ultimate build-out of County Road 43 is an A2 Secondary Arterial Road.

We are proposing to construct the eastern half of the A2 Secondary Arterial Road along site's western frontage. The remaining portion of the A2 section will be constructed by future development to the west. A portion of County Road 43 has already been dedicated on our client's property, and is proposed in the master preliminary plat to donate their portion of the required right-of-way width.

The proposed half street will consist of half the standard A2 road section with a pedestrian path to the eastern side of the right-of-way. The western side of the right-of-way will consist of a roadside ditch which will be widened with future ultimate buildout of the A2 road section.



Sincerely,
Pape-Dawson Consulting Engineers, LLC

Bo Wisehart
Bo Wisehart, P.E.
Project Manager

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Exhibit C

