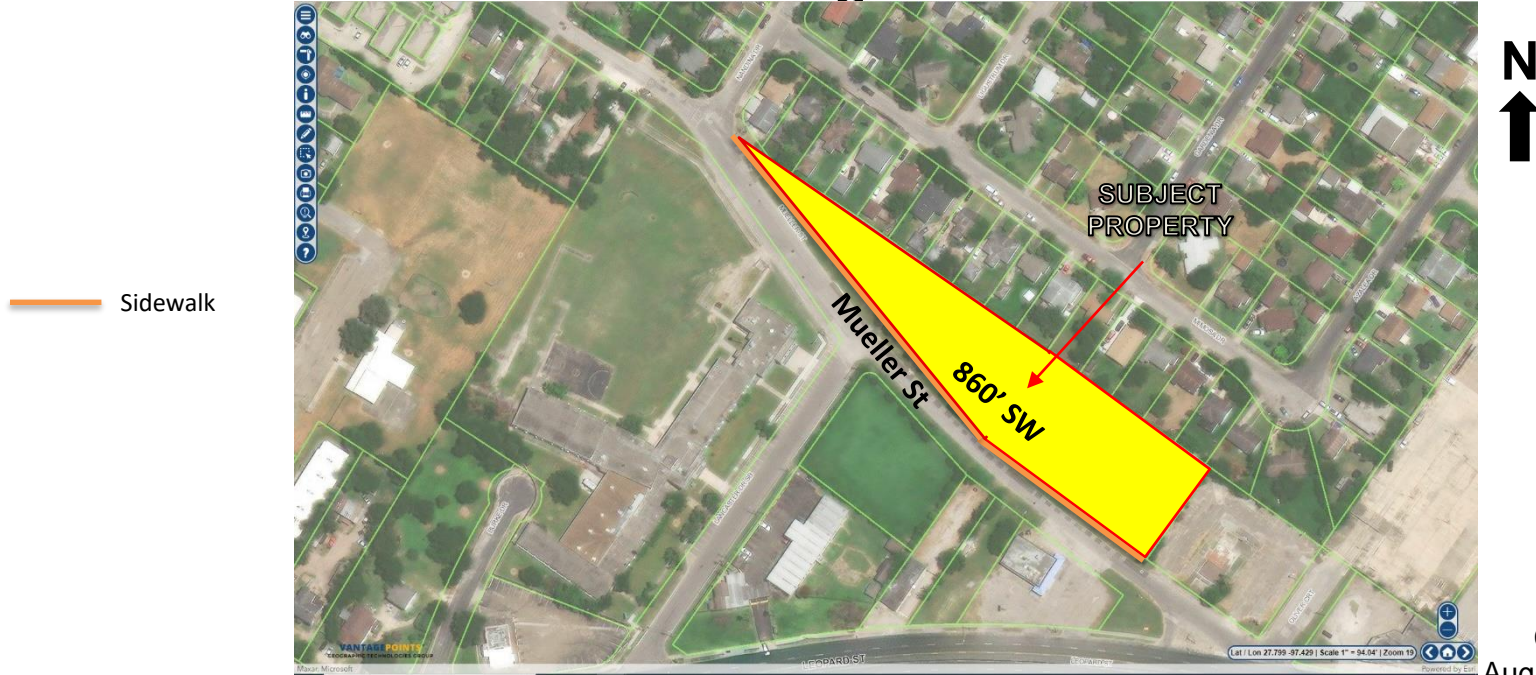


Request for Proposed Sidewalk Waiver

Driscoll Village Blk. 7 Lot 26-36



Planning
Commission
August 10, 2022

Tied Sidewalk on Mueller Street & Leopard St.



Subject Property in front of Mueller Street



Subject Property west of Mueller Street



Subject Property west of Mueller Street



Subject Property east of Mueller Street



Subject Property at Mueller Street and Nandina Dr.



Sidewalk on Property Side at Mueller Street



DRISCOLL VILLAGE

LOTS 27-37, BLOCK 7

BEING A REPLAT OF BLOCK 7 LOT 25 DRISCOLL VILLAGE AS
RECORDED IN
VOLUME 64 PAGE 194 OF MAP RECORDS NUECES COUNTY TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

I, KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC, HEREBY CERTIFY THAT THEK
PROPERTY SHOWN AS SHOWN FOR THE PURPOSES OF DESCRIPTION AND IDENTIFICATION.
ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE
CREATION & MAINTENANCE OF PUBLIC STREETS AND ALLEYS.
THIS THE ____ DAY OF _____, 2022.

KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC

STATE OF TEXAS §
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
KEN TIERNEY, MANAGING MEMBER OF MEK DEVOPS, LLC
THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

- THE "VOID REQUIREMENT" AS SET FORTH, IS A REQUIREMENT OF THE UNIFIED OCEANOGRAPHY CODE
ORDINANCE AND IS SUBJECT TO CHANGE IN THE FUTURE MAY CHANGE.
- BASES OF ELEVATION IS STATE OF TEXAS, LAURENCE GRID, SOUTH ZONE, AND 1983 ESTABLISHED BY STATE
OCEANOGRAPHY AND CIVIL ENGINEERING BY NGS, ELEVATION REFER TO NAVD 83.
- THIS PROPERTY LIES WITHIN FLOOD ZONE C, AS SHOWN ON FEMA PANEL 48044-0166 C DATED JULY
18, 1985, AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
- THE RECORDING NUMBER FOR THE ESTIMATED RUMBLE FROM THE PROPERTY IS THE CORPUS CHRISTI
HARBOR. THE "TIDES" HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER
HARBOR AS INTERMEDIATE.
- TOTAL PLAT AREA IS 1.86 ACRES
- ALL CORNERS SHOWN AS A 5/8" IRON ROD WITH "YELLOW CAP STAMPED "ROSS & WELSH"

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASSE, JR., REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THE FOREGOING WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF.
THIS THE 13th DAY OF APRIL, 2022.

Murray Basse, Jr.
MURRAY BASSE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREBY DESCRIBED PROPERTY WAS APPROVED BY THE
DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

BRIET RUMBLE, P.E.
DEPARTMENT SERVICES ENGINEER

TITLE

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDER, CLERK OF THE COUNTY COURT IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED
THIS ____ DAY OF _____, 2022 WITH ITS CERTIFICATE OF
AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY
OF _____, 2022 AT ____ O'CLOCK ____ M. AND DAILY RECORDED
IN THE ____ DAY OF _____, 2022 AT ____ O'CLOCK ____ M. IN THE
MAP RECORDS OF SAID COUNTY IN VOLUME ____ PAGE ____.

N.Q.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID
COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY
AND YEAR LAST WRITTEN.

BY: DEPUTY KARA SANDER
COUNTY CLERK
NUECES COUNTY, TEXAS

DRAWING NO. 2023-03-PLAT

PLAT NO. 2023-03-PLAT

PLAT NO. 2023-03-PLAT

DRISCOLL VILLAGE LOTS 27-37 BLOCK 7

SHEET 1 OF 1

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. There is a drainage ditch along the south side of Mueller Street and the side slope of the deep ditch intersects the surface right at the right-of-way line.
2. The roadway for that length does not have a curb and gutter and only partially on the opposite of the street.

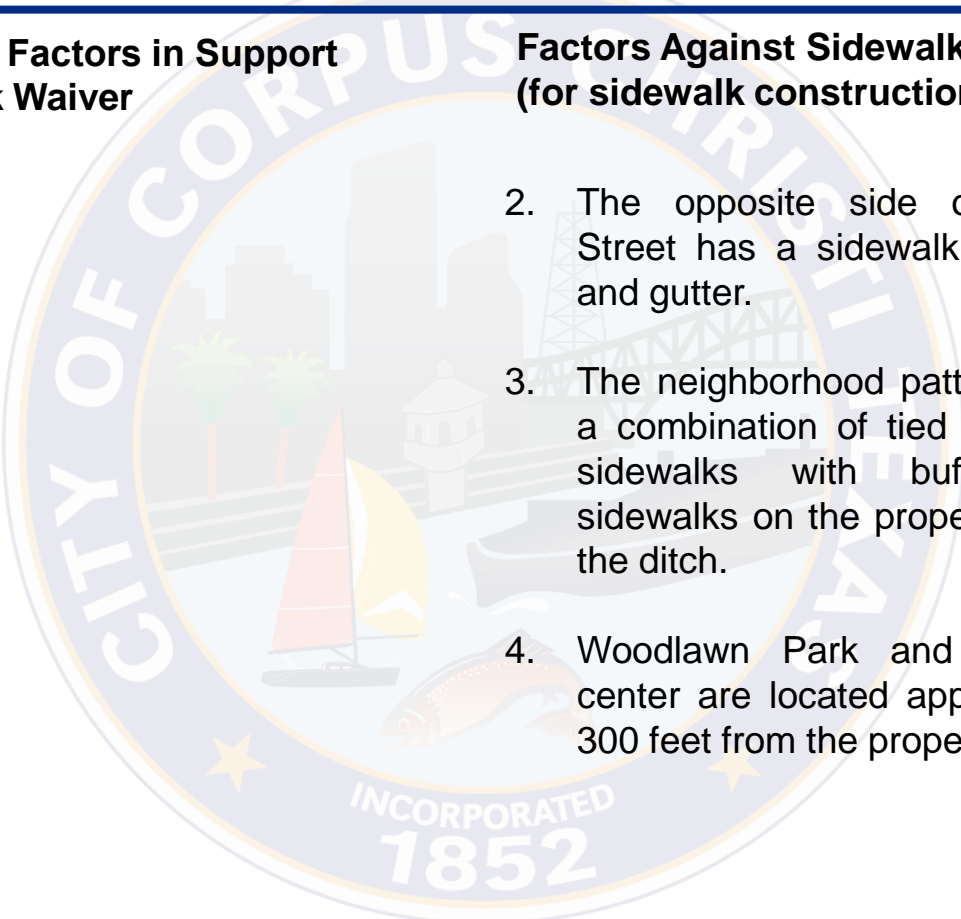
Factors Against Sidewalk Waiver (for sidewalk construction)

1. Building the sidewalk on Mueller Street will connect with the sidewalk network at Nandina and link the neighborhood on the north. The new sidewalk will also connect with the tied sidewalk at Mueller.

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

Factors Against Sidewalk Waiver (for sidewalk construction)

- 
2. The opposite side of Mueller Street has a sidewalk with curb and gutter.
 3. The neighborhood patterns show a combination of tied sidewalks, sidewalks with buffers and sidewalks on the property side of the ditch.
 4. Woodlawn Park and a senior center are located approximately 300 feet from the property.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks**”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

Plat Waiver UDC 3.8.3.D

- 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
-

Staff Recommendation

- Staff recommends **disapproval** of the waiver from the sidewalk construction requirement on Mueller Street
- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request