



Bayside Acres Block 1, Lot 2R

(Final Plat)

**Request for Plat Waiver
from the Sidewalk Construction Requirement**

**Planning Commission Meeting
September 7, 2022**

Request for Proposed Sidewalk Waiver

Bayside Acre Block 1, Lot 2R

Sidewalk

SUBJECT
PROPERTY



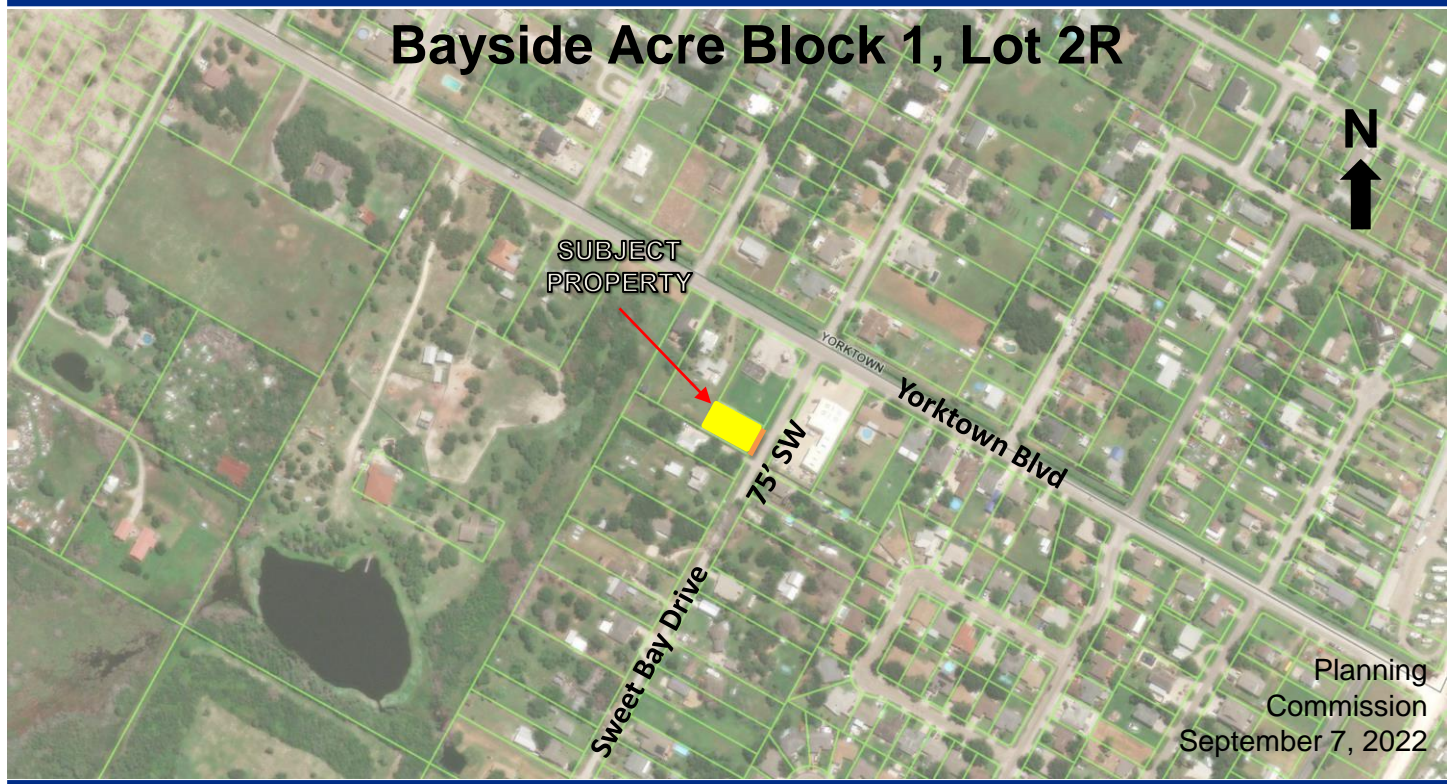
YORKTOWN

Yorktown Blvd

75' SW

Sweet Bay Drive

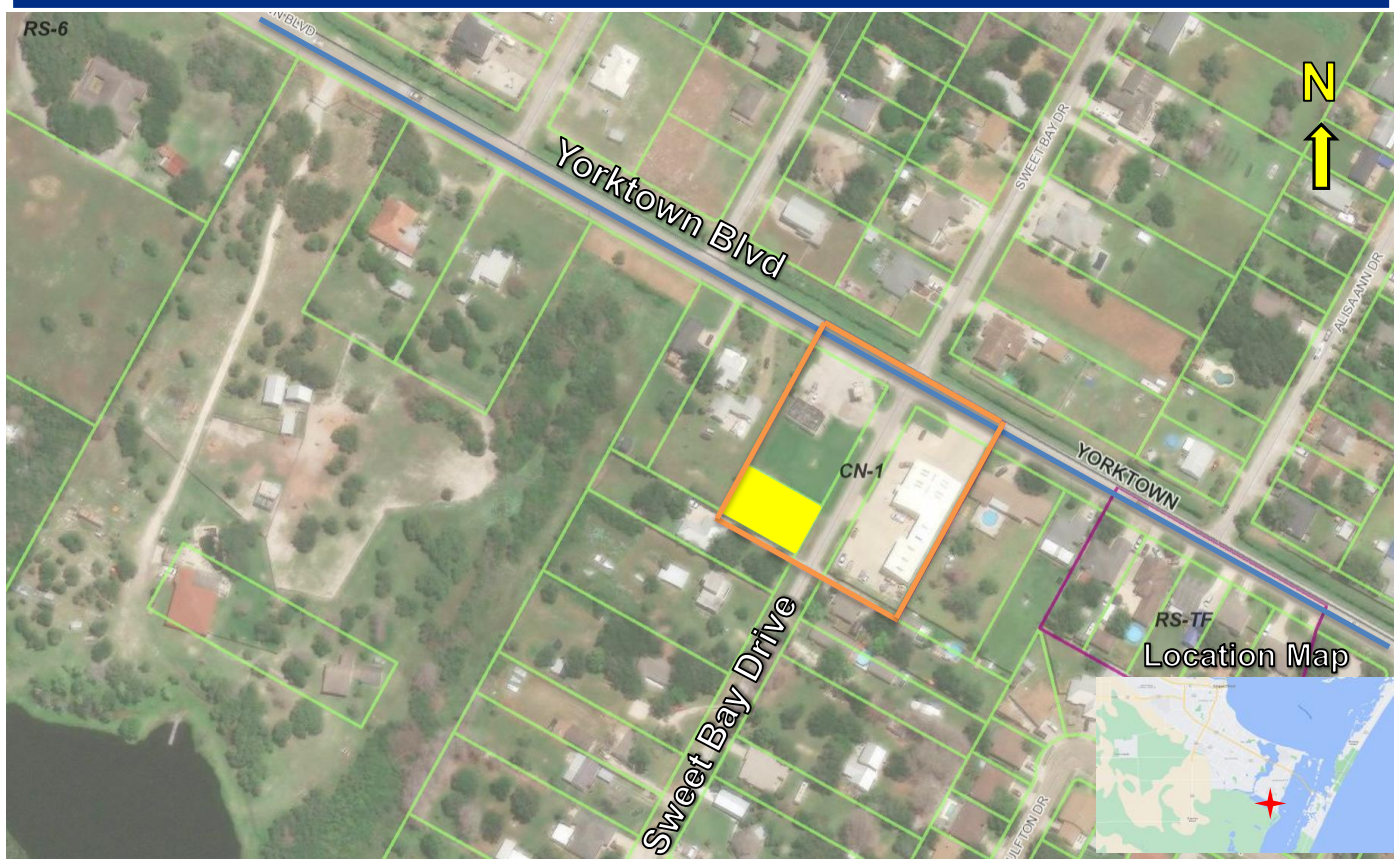
Planning
Commission
September 7, 2022





Aerial

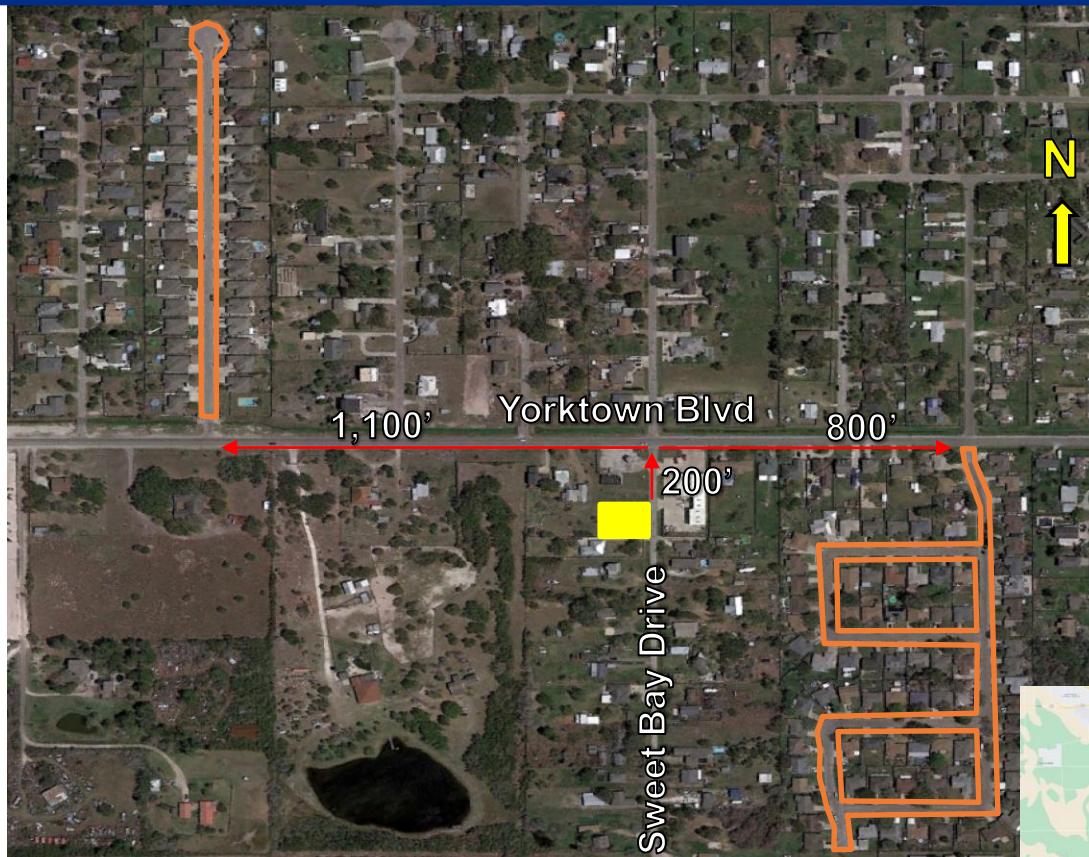
- Commercial Zoning
- Collector



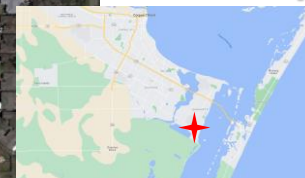


Aerial

Existing sidewalk



Location Map





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”



Subdivision Design and Improvements

- UDC 8.2.2.A.1: Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed...
- 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”



Street View: Looking North



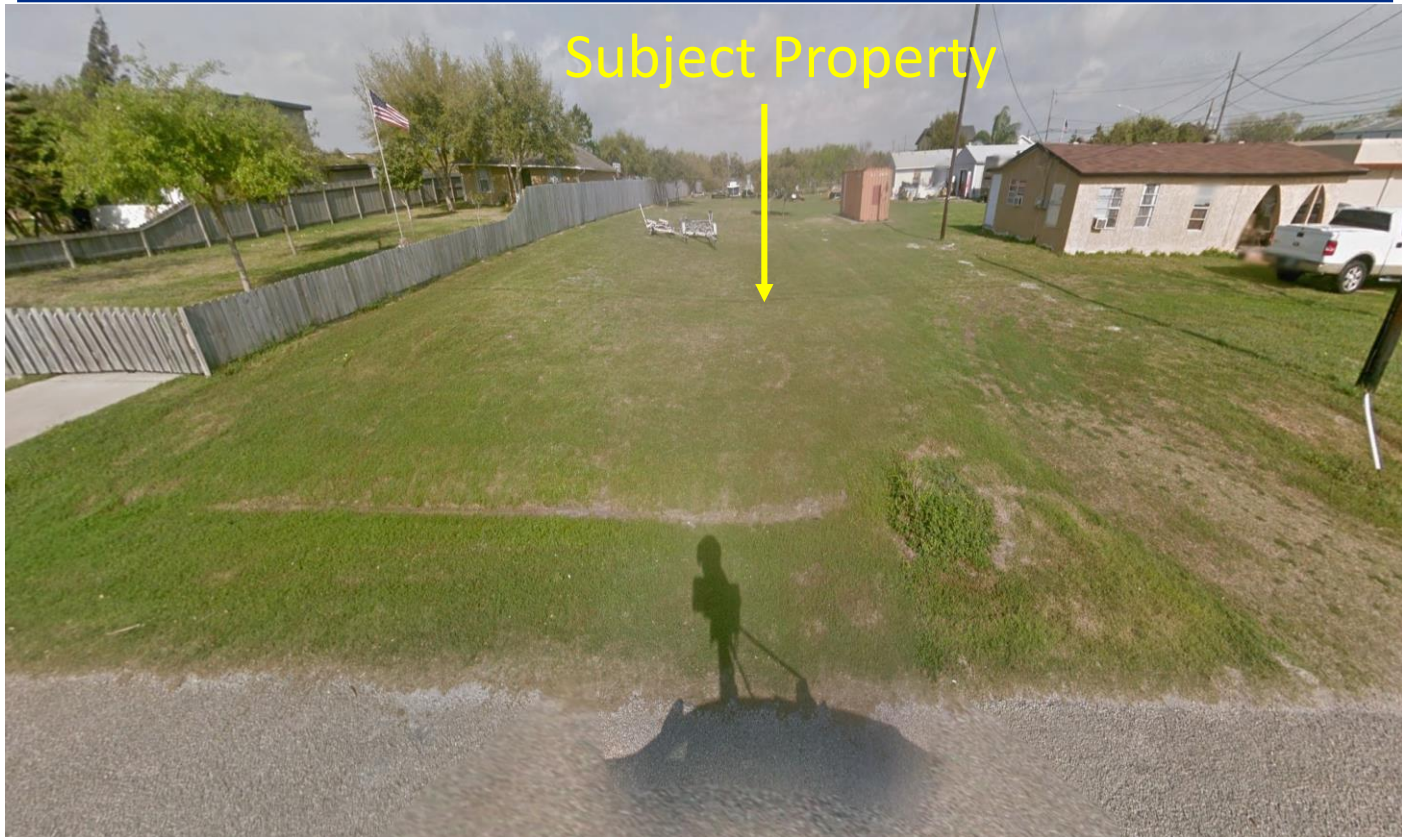


Street View: South





Street View: Looking at Site




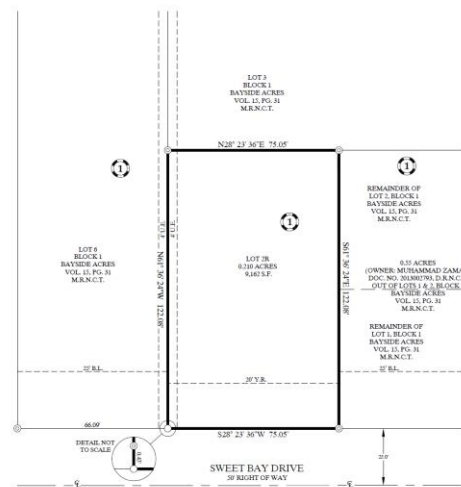
Bayside Acres Block 1, Lot R

Brister Surveying
404 South Loop West, Suite 200
Dallas, TX 75219
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Fax: 214-343-8889
Email: info@bristersurveying.com
Texas Registration No. 10871008

**PLAT OF
BAYSIDE ACRES
BLOCK 1, LOT 2R**

BEING A PLAT OF A 0.210 ACRE TRACT BEING THE SOUTHWEST 79 FEET OF BLOCK 1, LOTS 1 & 2, BAYSIDE ACRES, AS SHOWN ON A PLAT RECORDED IN VOLUME 12, PAGE 31, MAP RECORDS OF NUECES COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 26060867, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.





STATE OF TEXAS
COUNTY OF NUECES

I, JAMES H. DANGLAGE, DO HEREBY CERTIFY THAT I AM THE OWNER OF BLOCK 1, LOT 2R, THE PROPERTY SHOWN HEREON. I HAVE HAD THE LAND SURVEYED AND THE SURVEYING MAP THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF RECORDATION AND CERTIFICATION.

THIS THE ____ DAY OF _____, 2022

JAMES H. DANGLAGE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, JAMES H. DANGLAGE, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2022

NOTARY PUBLIC:

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, PLANNING COMMISSION, OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2022

ROBERTA TORRES
CHAIRMAN

AL RAYMOND BLALA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF _____, 2022

BRETT PLATT F.E.
DEVELOPMENT SERVICES ENGINEER

NOTES:

1. THE RECORDING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADE. THE TIRU HAS CLASSIFIED THE ADDITIONAL USE FOR THE LAGUNA MADE AS: POTENTIAL, AND OTHER WATER. THE LAGUNA MADE IS CATEGORIZED AS THE LAGUNA MADE AS A CONTACT RECREATION USE.

2. BY DRAINAGE PLATTING ONLY, THIS PROPERTY IS IN ZONE "C" ON THE FLOOD INSURANCE RATE MAP COMBINED PANEL NO. 48044C, WHICH SHOWS THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 ON THE DATUM.

4. SET OF RE BAR - STEEL RE BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

NOTES (CONT.):

1. THE TOTAL PLATTED AREA IS 0.210 ACRES.

2. THE YARD REQUIREMENT, AS SPECIFIED IN A REQUIREMENT OF THE ZONING DEVELOPMENT CODE, AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT ANY PROPOSED CONSTRUCTION OR ALTERATION OF THE BUILDING OR LAND OR ANY OTHER USE OF THE PROPERTY SHALL COMPLY WITH ALL CITY, STATE, AND FEDERAL REGULATIONS.

4. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USE, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED IN ACCORDANCE WITH THE BUILDING PERMIT PROGRAM.

LEGEND:

BL = BUILDING LINE

CL = COTTON LINE

ML = MAP RECORDS OF NUECES COUNTY, TEXAS

PL = PAGE

UF = UTILITY EASEMENT

VL = VOLUME

YR = YARD REQUIREMENT

○ = FOUND 1/2" RE BAR

○ = PROPERTY CORNER

STATE OF TEXAS
COUNTY OF NUECES

WE, PLANNING CAPITAL BANK, DO HEREBY CERTIFY THAT WE ARE HOLDERS OF A LOAN ON THE PROPERTY REFERRED TO AS BLOCK 1, LOT 2R, BAYSIDE ACRES, AND THAT WE APPROVE OF THE SURVEYOR AND DEVELOPER FOR THE PURPOSES AND CONSIDERATIONS.

THIS THE ____ DAY OF _____, 2022

DAVID KARGAKIS
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, DAVID KARGAKIS, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2022

NOTARY PUBLIC:

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF ATTENTIONATION WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2022, AT ____ O'CLOCK ____ A.M.

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

NO
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BREITER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS INSTRUMENT UNDER MY JURISDICTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE ____ DAY OF _____, 2022

RONALD E. BREITER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 16-NOVEMBER-2022

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. There are currently no adjacent sidewalks along Sweet Bay Drive to connect to.
2. There are open ditches along the right of way of Sweet Bay Drive which would make it unsafe for pedestrians to use sidewalk.
3. There are no bus stops located along Sweet Bay Drive.
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.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. Yorktown is designated a C2 Collector in the Urban Transportation Plan (UTP) and is located approximately 190' north of the subject property.
2. Plan CC's vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.
 - a. There is currently approximately 2,600 linear feet of existing sidewalk along Holland Drive, located to the west of this property and over 6,000 linear feet of sidewalk located throughout the adjacent subdivision to the east.



Staff Recommendation

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

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