



Port Aransas Cliffs

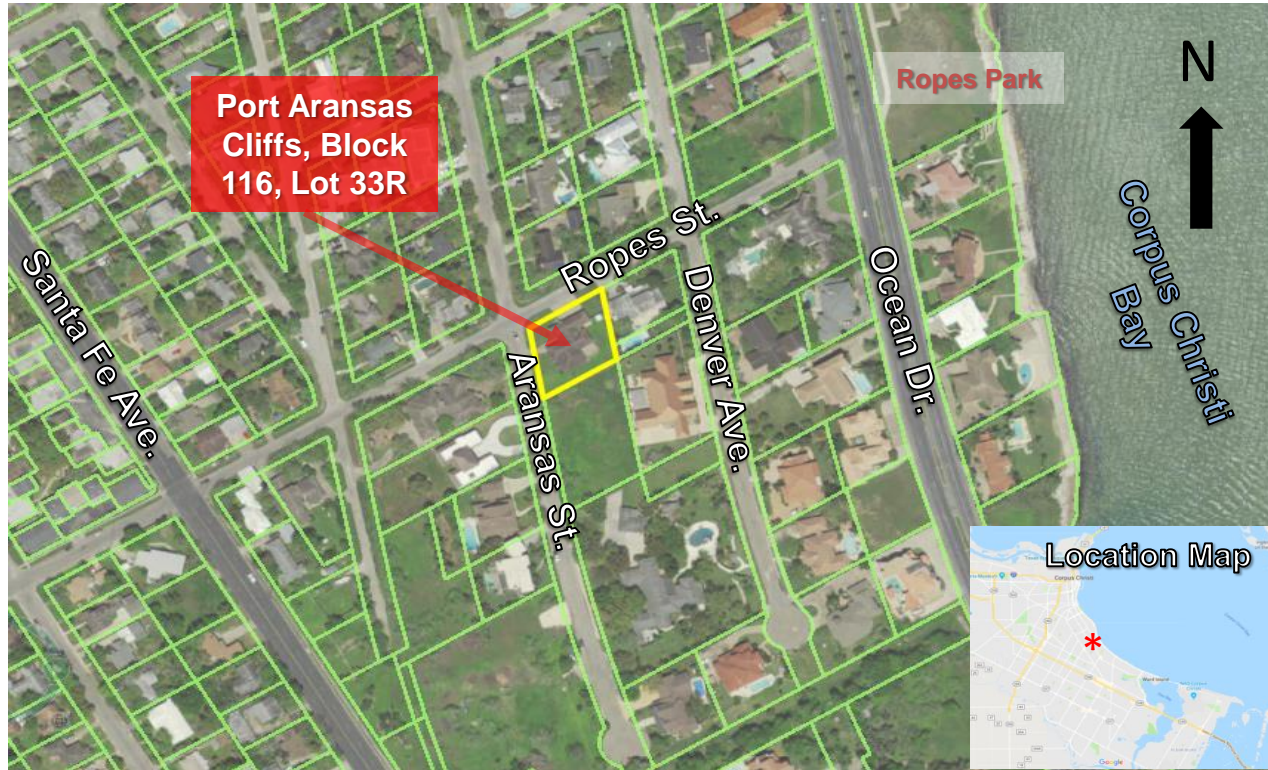
Block 116, Lot 33R (Final Plat)

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

Planning Commission Meeting
January 23, 2019



Vicinity Map



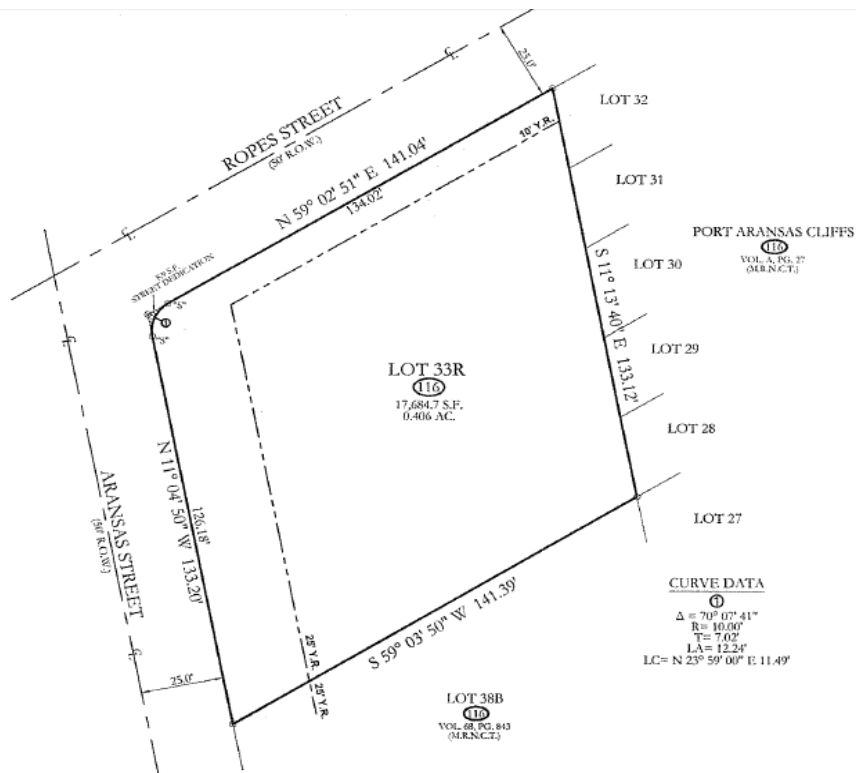


Plat Requirements

- 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”



Plat





Plat Requirements

Table 8.2.1.B Local Street Standards

Local Street Section Type	Right of Way Width	Planting/ Utility Area	Street Section Width (BC)	Bump-Out *	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both sides	Thru Lane	Traffic Lanes	Parking Sides Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-de-sac and Max Length
L-1A	50 feet	6 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	Yes **	One	2-way	Two	25	1,600 trips/day-NTE 2,640 feet	Yes (800')
L-1B	50 feet	7 feet	28 feet	6 feet	4 feet	Required	Yes **	One	2-way	Two	25	1,600 trips/day-NTE 2,640 feet	Yes (800')
L-1C	46 feet	7 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	2-way	Two	25	1,600 trips/day-NTE 2,640 feet	Yes (800')
L-1D	46 feet	7 feet	28 feet	6 feet	4 feet	Required	No	One	2-way	Two	25	1,600 trips/day-NTE 2,640 feet	Yes (800')
L-1E	40 feet	7 feet	22 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	1-way	One	25	800 trips/day-NTE 1,320 feet	No
L-1F	40 feet	7 feet	22 feet	6 feet	4 feet	Required	No	One	1-way	One	25	800 trips/day-NTE 1,320 feet	No

* Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
 **Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.



Street View: Looking East





Street View: Looking West





Street View: Looking North





Street View: Looking South





Street View: Denver St., Same Block Looking South





Aerial View





Factors

Factors in Support of Waiver

- Established neighborhood, platted in 1891 and replatted in 1927.
 - Sidewalk requirement was adopted 3/23/1955
- Very little sidewalk for the plat and neighborhood as a whole
- No transit along Ropes St. or Aransas St.
- Ropes St. and Aransas St. are not on the ADA Master Plan
- Limited space for sidewalk because of water line and gas line
- Cost of sidewalk not roughly proportionate to the value of the proposed development: an accessory building

Factors Against Waiver

- Residential RS-6 district; corner lot
- Less than 0.25 mi from Ropes Park, existing sidewalk segments, and a transit stop on Santa Fe Drive
- Plan CC
 - Vision for Transportation and Mobility: “connected networks of good streets and sidewalks, safe bicycle routes”



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
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Staff Recommendation

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