

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

May 20, 2019

Mr. Greg Collins, Senior City Planner  
Department of Development Services  
2406 Leopard Street  
Corpus Christi, Texas 78404

RE: Final Plat, The Esplanade Unit 1, Block 1, Lots 2A and 2B (replat)

Dear Mr. Collins:

Per your instructions we are submitting this letter on behalf of our client to request a waiver for the public improvements requirement for sidewalk ramps at driveways in conjunction with the above referenced plat.

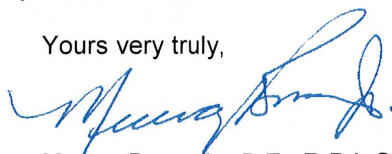
If that is all that there was, it would not be an issue to merely make the last 6 feet of the sidewalk adjacent to the driveway ramp down to the driveway elevation of each side. However, once you reach the grade of the driveway elevation, the last few feet of the driveway adjacent to the street becomes the sidewalk. The slope in the existing driveway, which would be a cross-slope on the now called "sidewalk" will exceed the ADA maximum of 2% which will require the removal of 6 or 7 feet of driveway to correct the cross-slope problem. Then several additional feet of driveway and curb will have to be removed and regraded in order to create a smooth transition back into the existing grade. This is the situation with both driveways where this is required. There is no new construction planned in connection with this plat.

We have been referred to Sections 8.1.4 and 8.2.2.A of the Unified Development Code (UDC) that justify the requirement for this reconstruction. Article 8 of the UDC is entitled "Subdivision Design and Improvement". It is our opinion that this article deals primarily with the design and construction of new subdivisions and nowhere in Section 8.1.4 titled "Type of Improvements Required" does it indicate that resubdivision of any lots within a subdivision that was previously constructed in accordance with prevailing design standards at the time are required on any subsequent replatting to bring the improvements up to the current standards. It is understandable that if a property being replatted were vacant and if there was to be construction related to the subdivision that the requirements for the driveway entrances should certainly comply with the current standards. We have experienced this situation and there is no issue with that construction. There may be construction in the future on Lot 2B and most assuredly the driveway associated with that construction would be compliant.

Section 8.2.2 "Sidewalks 'A' - Required Improvements" deals with the construction of new sidewalks where there are no existing sidewalks. Again, nowhere in that section does it address the fact of reconstructing existing sidewalks originally constructed in accordance with the prevailing standards at the time of construction that they are required to be upgraded to the current standards.

Your positive consideration of this request will be greatly appreciated. Our check in the amount of \$160.00 for the waiver request fee will be transmitted by courier to Department of Development Services.

Yours very truly,



Murray Bass, Jr., P.E., R.P.L.S.

MBJ:sab

Encl: Check, \$160.00

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