



Corpus Christi Industrial District

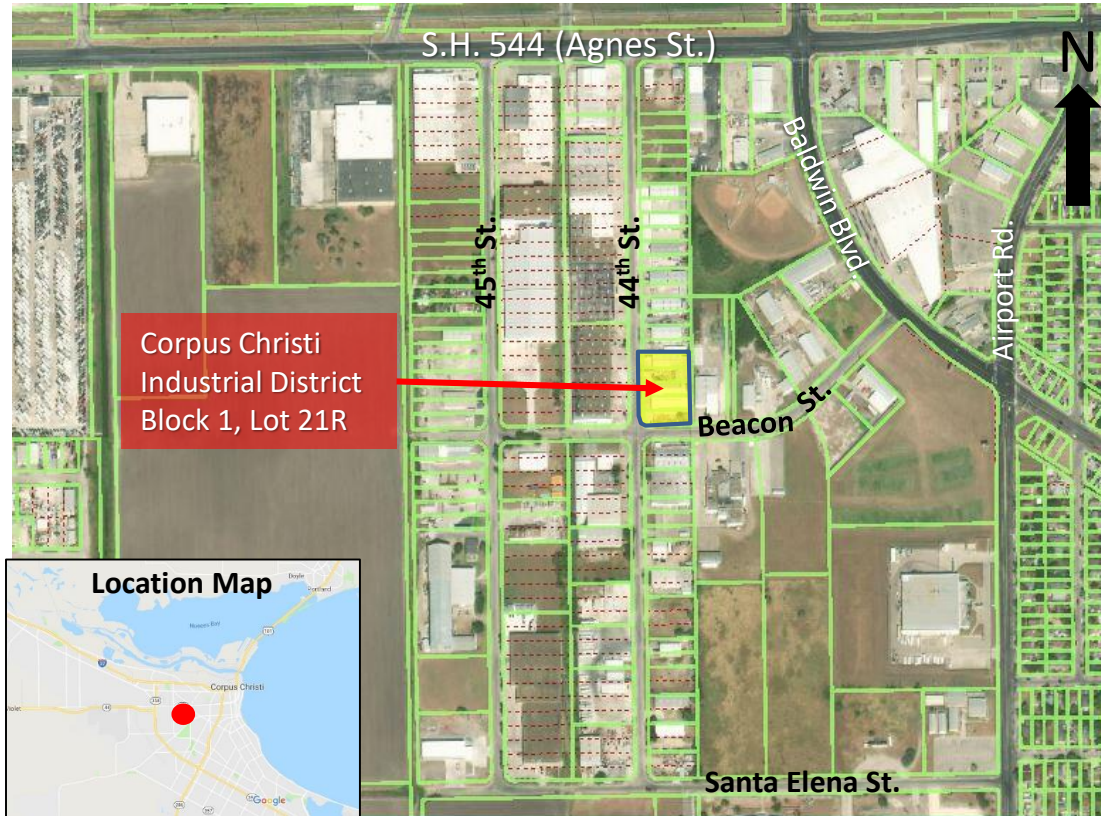
Block 1, Lot 21R (Replat)

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

Planning Commission Meeting
July 10, 2019

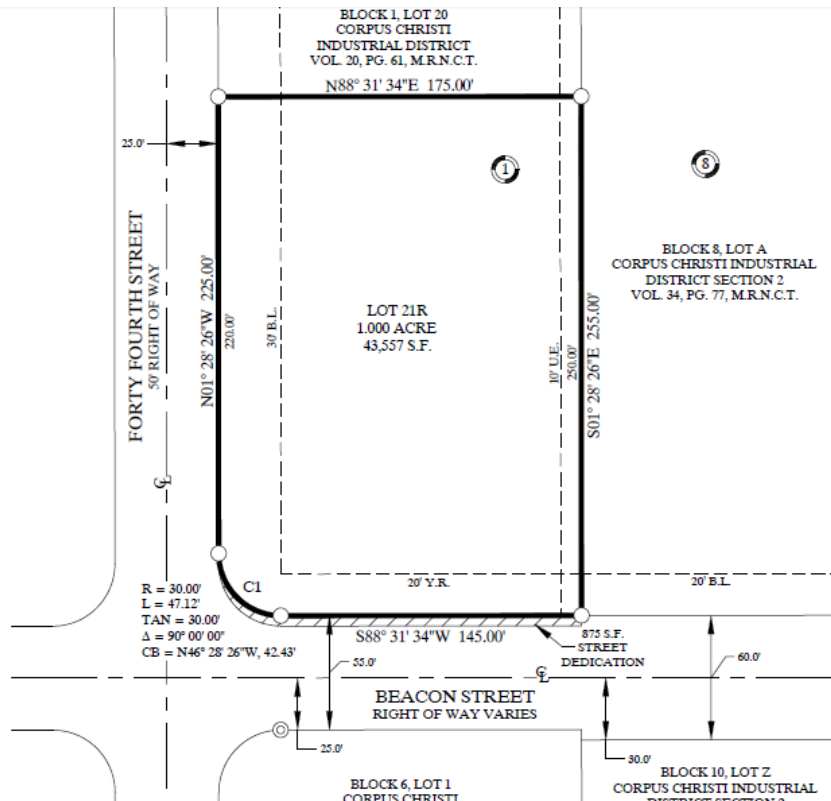


Vicinity Map





Plat



PLAT OF CORPUS CHRISTI INDUSTRIAL DISTRICT BLOCK 1, LOT 21R

BEING A REPLAT OF BLOCK 1, LOTS 21 - 25, CORPUS CHRISTI INDUSTRIAL
DISTRICT, AS SHOWN ON A MAP RECORDED IN VOLUME 20, PAGE 61,
MAP RECORDS OF NUECES COUNTY, TEXAS.



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 Requirements (cont'd)

- 8.2.2.A.1.a. Within *industrial subdivisions* sidewalks shall be required only on streets that meet any of the following conditions:
- i. Streets that are in the UTP as arterials or collectors
 - ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors, or
 - iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions



Plat Requirements

Article 8: Subdivision Design and Improvements

Table 8.2.1.C Non-Local Street Standards Table

	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Non-local Streets*								
Minor Res. Collector (C1)	60	40	2	No	0.25 to 0.50	5	10	1,000 - 3,000
Secondary Collector (C2)	65	41	3	Center turn	0.25 to 0.50	5	12	2,000 - 5,500
Primary Collector (C3)	75	50	4	No	0.25 to 0.50	5	12.5	4,000 - 8,500
Parkway Collector (P1)	80	40	2	--	0.25 to 0.50	5 to 8	14.5 to 25.5	1,000 - 3,000
Minor Arterial (A1)	95	64	4	Center turn	1.0 to 1.5	5	15.5	15,000 - 24,000
Secondary Arterial (A2)	100	54	4	Median	1.0 to 1.5	5	15	20,000 - 32,000
Primary Arterial (A3)	130	79	6	Median	1.0 to 1.5	5	17.5	30,000 - 48,000
Freeway (FR)	400	Varies	4-10	Median	--	No	19	60,000 - 200,000
*Non-local streets contain curb, gutter and underground drainage.								
**Sidewalks are not required in industrial areas.								

(Ordinance 030769, 02/16/2016)



UTP Streets

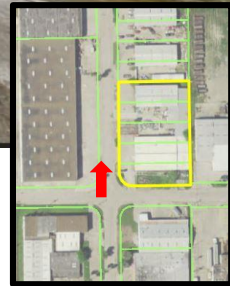




Street View: Looking North on 44th St.



Location Map





Street View: Looking South on 44th St.

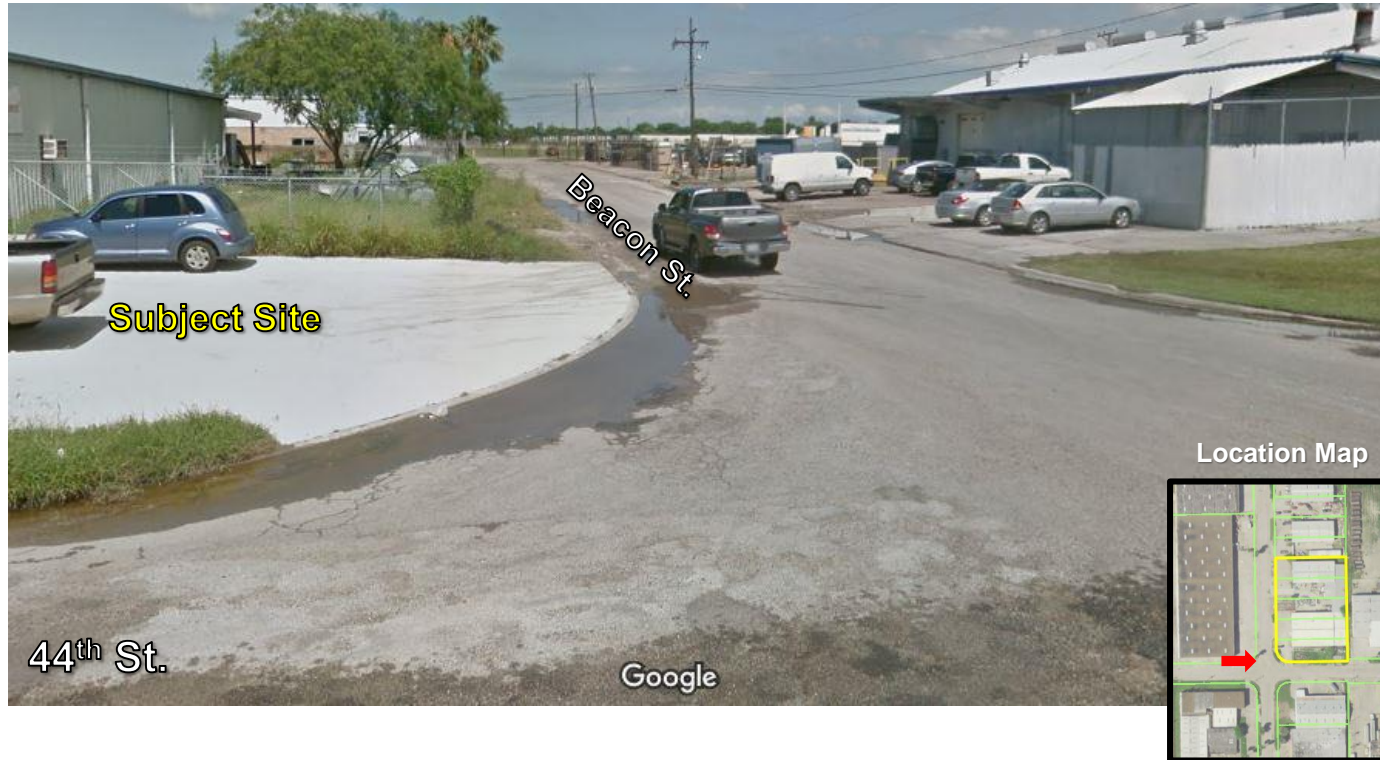


Location Map





Street View: Looking East on Beacon St.



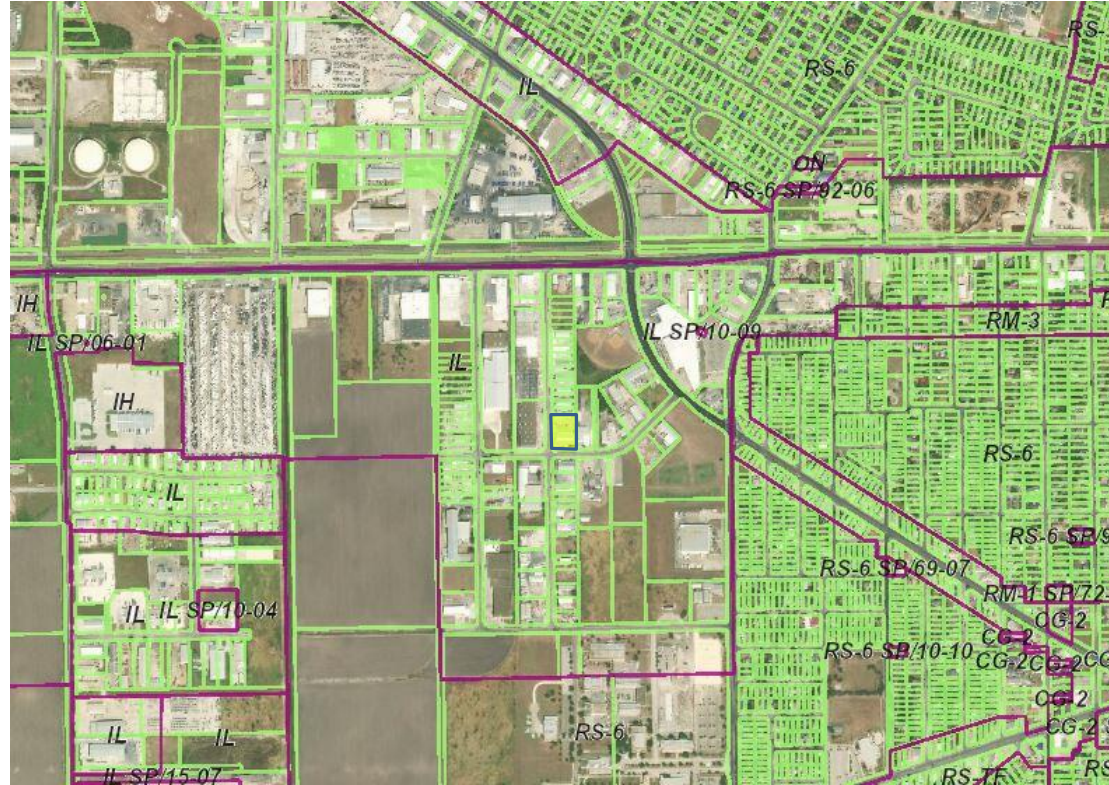


Street View: Looking West on Beacon St.



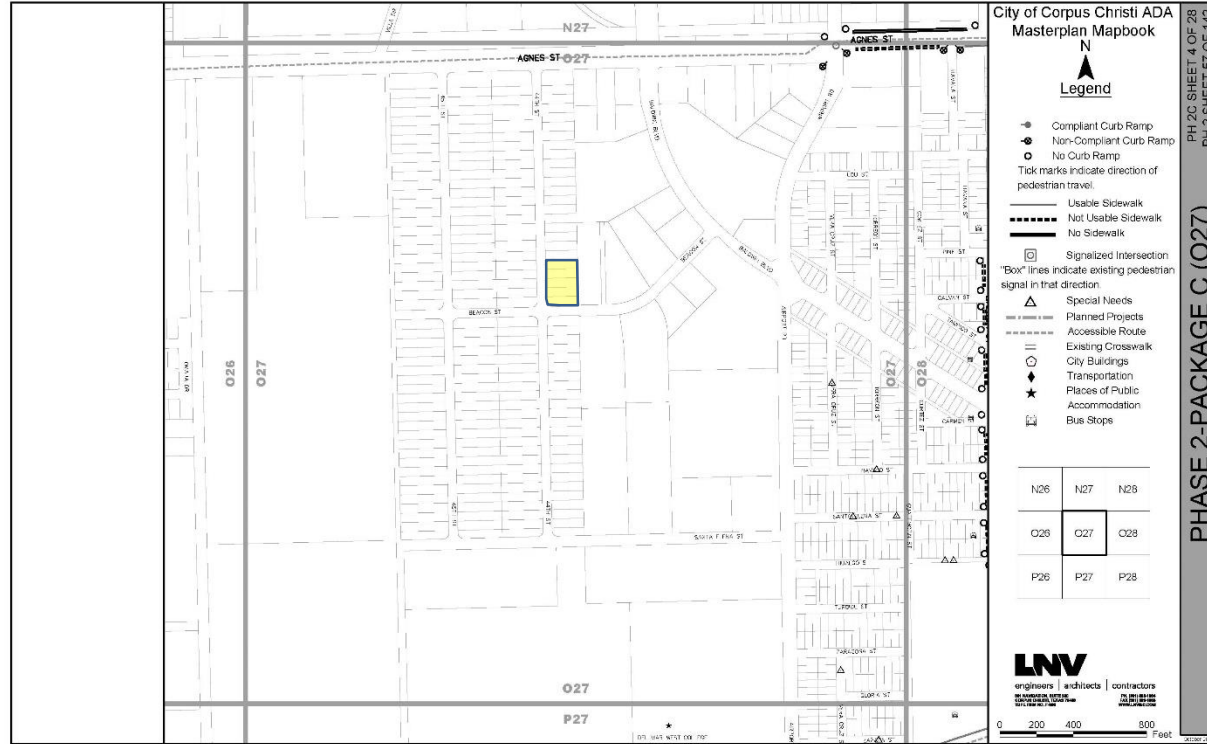


Zoning: IL



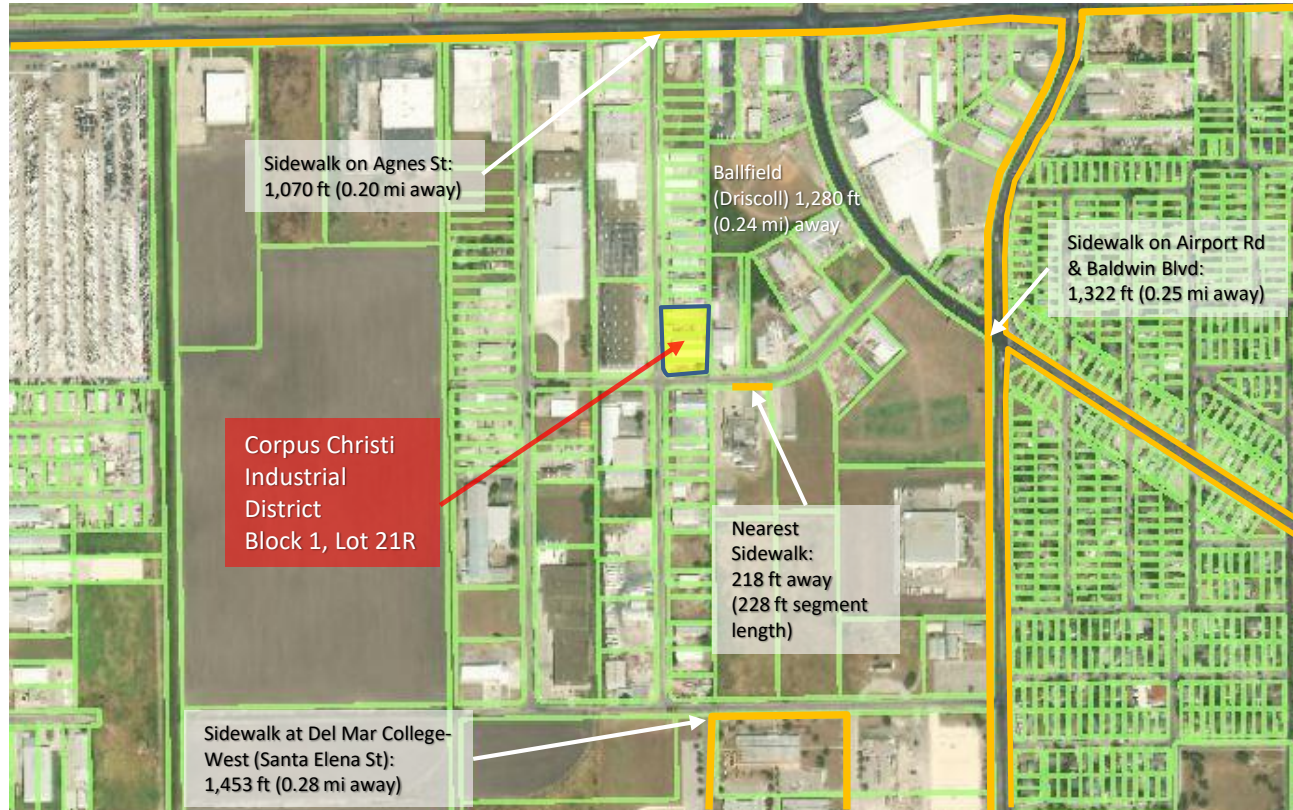


Not on the ADA Master Plan





Neighborhood





Factors in Sidewalk Waiver

Factors in Support of Waiver from Sidewalk Requirement

- 44th St. and Beacon St. not on the UTP
- No adjacent sidewalk along 44th St. or Beacon St., and no nearby sidewalk connection
- Zoning is Light Industrial, not Residential; 44th St. frontages are concrete w/ loading docks
- Although 44th St. is an industrial “through street,” the arterial (Agnes St.) is about 0.20 mi. north, and the collector (Santa Elena St.) is about 0.28 mi. south, with no other sidewalk along 44th St.
- No sidewalk connecting to sidewalk on Agnes St., Airport Rd., and Del Mar College-West
- Area not located on any bus/transit stops
- Not on the ADA Master Plan
- Not on the Bicycle Mobility Plan
- Adjacent parcels already platted

Factors Against Sidewalk Waiver (in favor of sidewalk construction)

- Beacon St. is 60 ft ROW (same as C1 Collector that requires sidewalk) (UDC Table 8.2.1.C).
- 44th St. is a “through street” in an industrial subdivision, connecting an Arterial (Agnes St.) to a Collector (Santa Elena St.). Sidewalk required per UDC 8.2.2A.1.a.ii.
- The property is on a corner (a starting point for a sidewalk network). Also, there is a sidewalk network 0.25 mile east, at Baldwin Blvd. and Airport Rd.
- There is a limited 228 ft. segment of sidewalk on the south side of Beacon St., about 218 feet away. Ballfield park (Driscoll) is 0.24 mile east.
- Within 0.20 mi. of existing sidewalk on Agnes St., Airport Rd., and within 0.28 mi. of sidewalk at Del Mar College West
- None of the exceptional conditions for sidewalk waiver listed in UDC 8.2.2.B exist in this case.
- Plan CC
 - Vision for Transportation and Mobility: “connected networks of good streets and sidewalks, safe bicycle routes”



UDC 8.2.2.B Exceptional Conditions for Sidewalk Waiver Do Not Exist in this Case

- Permanent dead-end street with access to paved hike/bike trail
 - Streets where each lot has direct access from side or rear to a paved hike/bike trail
 - Residential subdivisions in FR and RE zoning districts
 - Private streets: sidewalk on one side allowed if 6-foot wide and approved by Ass't City Manager of Dev. Services
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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

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