



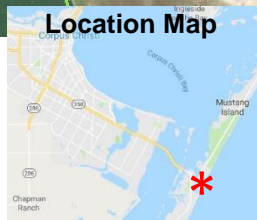
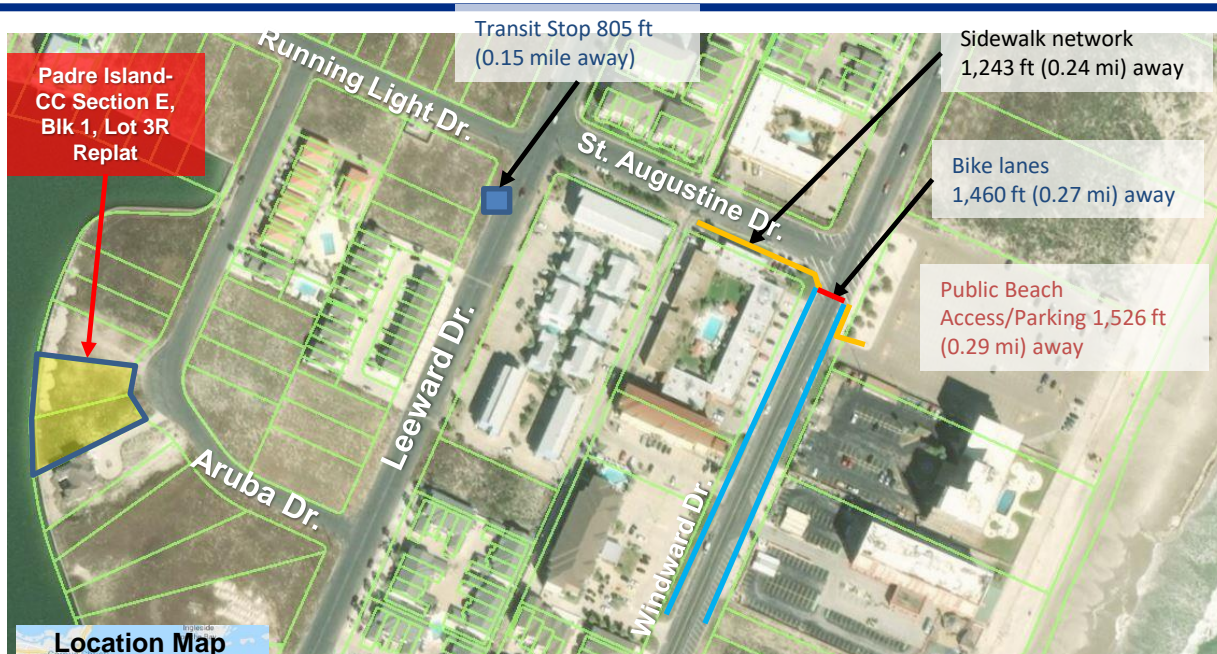
Padre Island- CC Section E, Block 1, Lot 3R (Final Replat)

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

Planning Commission Meeting
October 2, 2019



Vicinity Map



Legend:	Sidewalk
Bike Lane	Crosswalk



Zoning



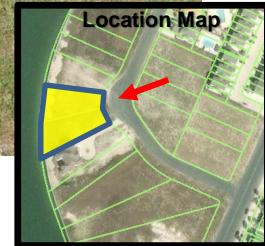


Adjacent PUD sidewalk network





Street View: Aruba Dr Looking at Property





Street View: Aruba Dr Looking East towards Leeward Drive



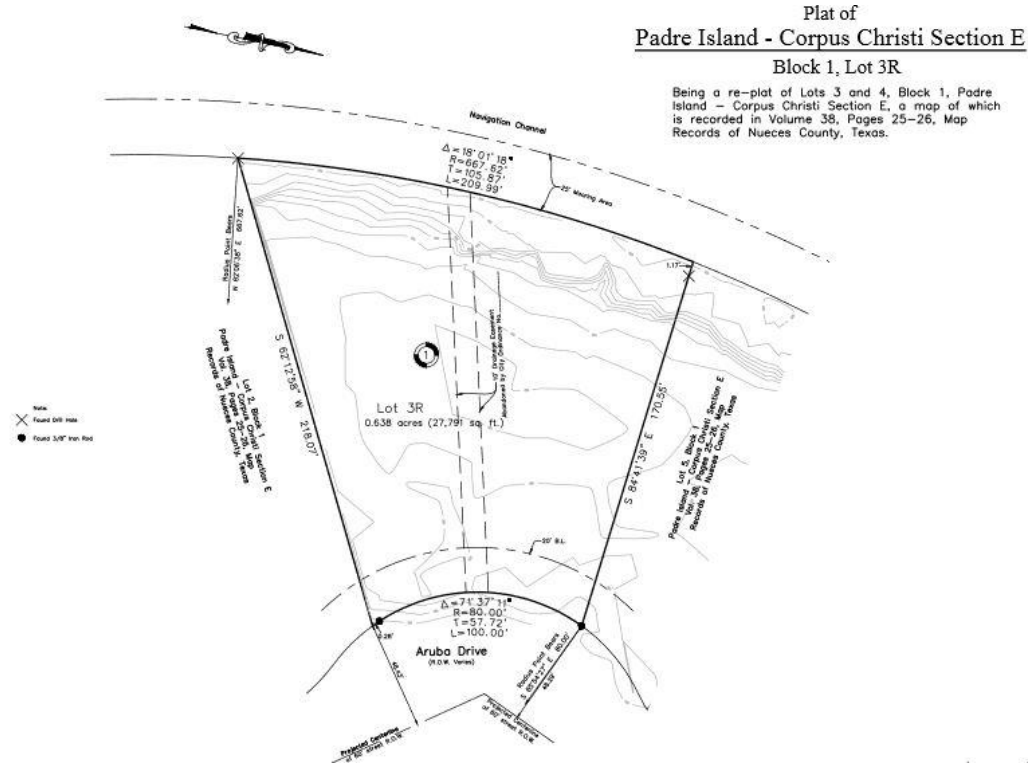


Street View: Aruba Dr Looking Northeast





Padre Island- CC Section E, Block 1, Lot 3R





Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

- None of the developed properties in this portion of Padre Island have sidewalk
- Area not located on any transit stops
- Aruba Dr not on UTP
- Comprehensive Plan not substantially affected
- Bicycle Mobility Plan does not show any routes through property
- Aruba Drive is not on the City's ADA Master Plan

Factors Against Sidewalk Waiver (for sidewalk construction)

- Sidewalk network 0.24 mi away on St. Augustine
- Adjacent PUD has internal sidewalk network
- Transit stop 805 ft (0.15 mi) away on Leeward Dr.
- Beach access 0.29 mi away
- Aruba Dr is 60' wide ROW
- Zoning: Resort Commercial/Island Overlay ("CR-1/IO"),
- Plan CC
 - Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



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 denial 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**