



Flour Bluff Heights

Block 6, Lot 35 (Final Plat)

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

Planning Commission Meeting
October 16, 2019

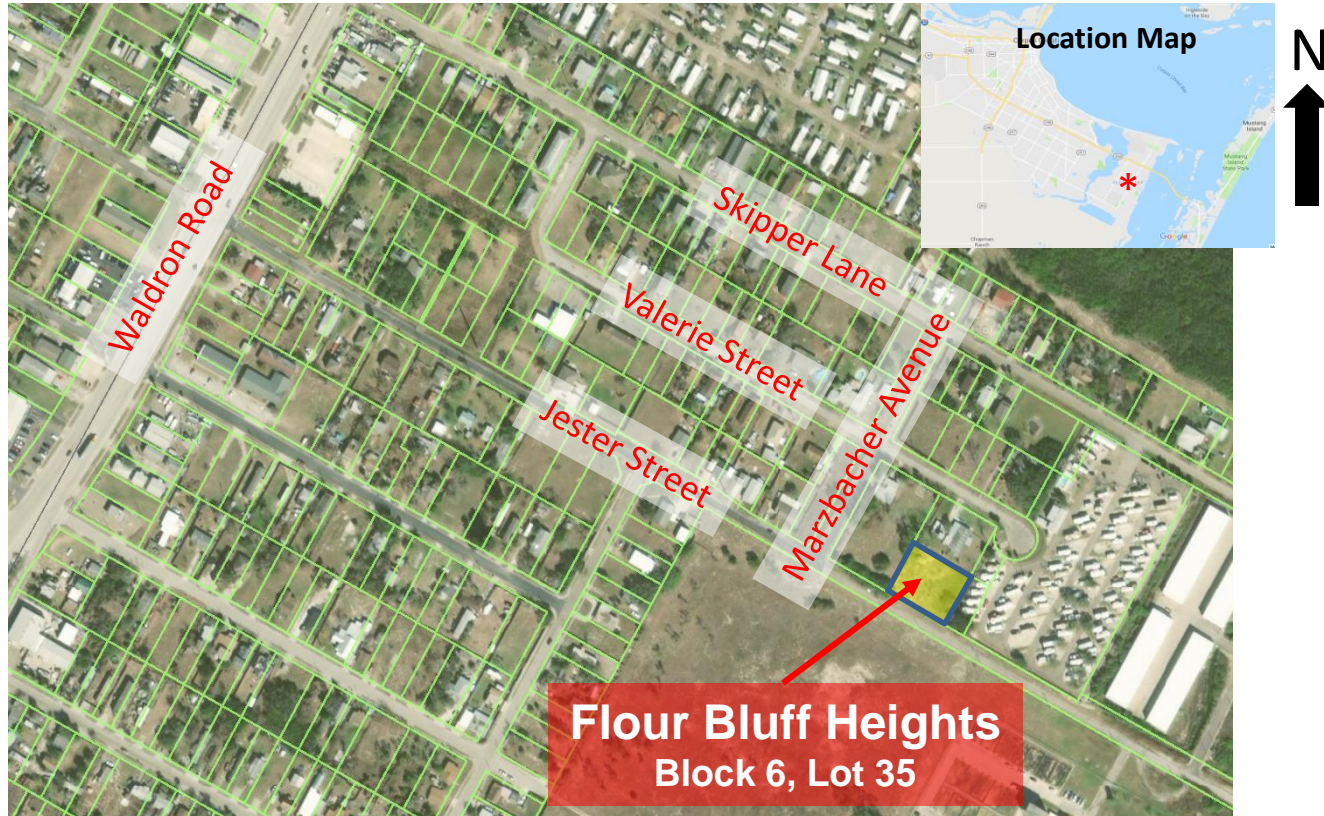


Plat Requirements

- 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”



Vicinity Map





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.

[Illustrations for each local street section are provided in the Appendix to Article 8]



Street View: Looking South





Street View: Looking North





Factors

Factors in Support of Waiver

- No existing sidewalk along Jester Street
- UTP streets do not exist in the area
- Not on the ADA Master Plan
- Not located along an existing or planned transit route
- No commercial node within quarter mile
- Property zoned RS-15 & across IL-zoned property (Laguna Madre Wastewater Treatment Plant)
- Majority of the property along the block face is developed

Factors Against Waiver

- Jester Street is a residential street
- Nearest sidewalk connection is northeast of Jester Street, 600 ft. (0.11 mi) away on Jane Street (less than ¼ mi.)
- 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**