



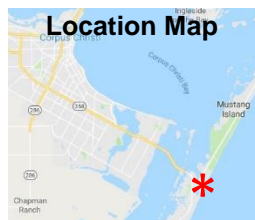
Padre Island No. 1, Blk 34, Lots 5R (Final Replat)

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

Planning Commission Meeting
December 4, 2019



Vicinity Map





Zoning



Zoning: RS-TF



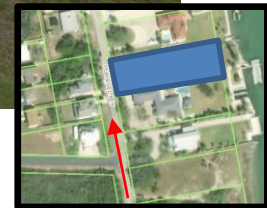
Street View: Playa del Rey Looking South



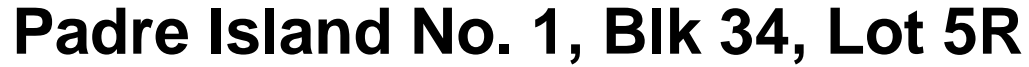
Location Map



Street View: Playa del Rey Looking North



Location Map



BEING A TOTAL OF 0.55 ACRE TRACT OF LAND (23974.46 sq. ft.), BEING BLOCK 34,
THE NORTH 80 FEET OF LOT 5, PADRE ISLAND No. 1, VOLUME 13, PAGES 1-8 OF
THE MAP RECORDS OF NUECES COUNTY, TEXAS.





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
- Playa del Rey not on UTP
- Comprehensive Plan not substantially affected
- Playa del Rey is not on the City's ADA Master Plan.
- Waiver of sidewalk will not be detrimental to the public health, safety, or general welfare, and adjacent property will not be restricted or rendered unfeasible.

Factors Against Sidewalk Waiver (for sidewalk construction)

- The area is within a residential subdivision, zoned RS-6, near a commercial node with high density potential.
- 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
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Staff Recommendation

Staff recommends approval of the request for a 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**