



The Cliffs, Block 614, Lots 6R and 10R

(Final Replat)

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

Planning Commission Meeting
December 4, 2019



Vicinity Map





Zoning



Zoning: RS-6



Street View: Lawnview Street Looking West





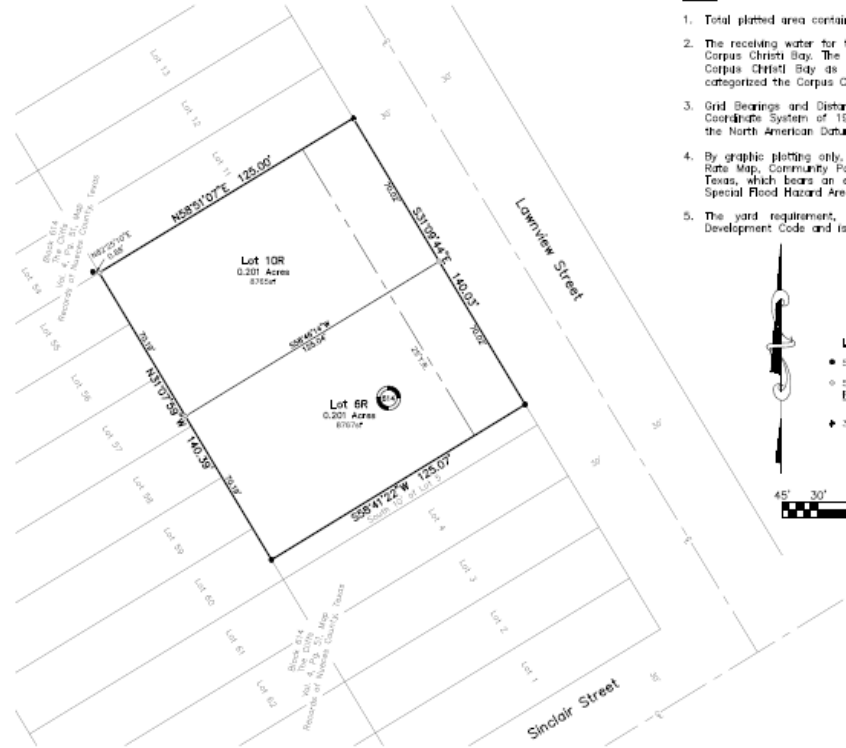
Street View: Lawnview Street Looking North



Subject Site



The Cliffs, Blk 614, Lots 6R and 10R



1. Total platted area contain
2. The receiving water for t
Corpus Christi Bay. The
Corpus Christi Bay is
categorized the Corpus C
3. Grid Bearings and Distar
Coordinate System of 18
the North American Data
4. By graphic plotting only,
Rate Map, Community Pl
Texas, which bears an
Special Flood Hazard Are
5. The yard requirement,
Development Code and is



State of 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
- Lawnview Street not on UTP
- Comprehensive Plan not substantially affected
- Lawnview Street 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 and zoned "RS-6" Single-Family 6 District.
- 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**