

Request for Sidewalk Waiver

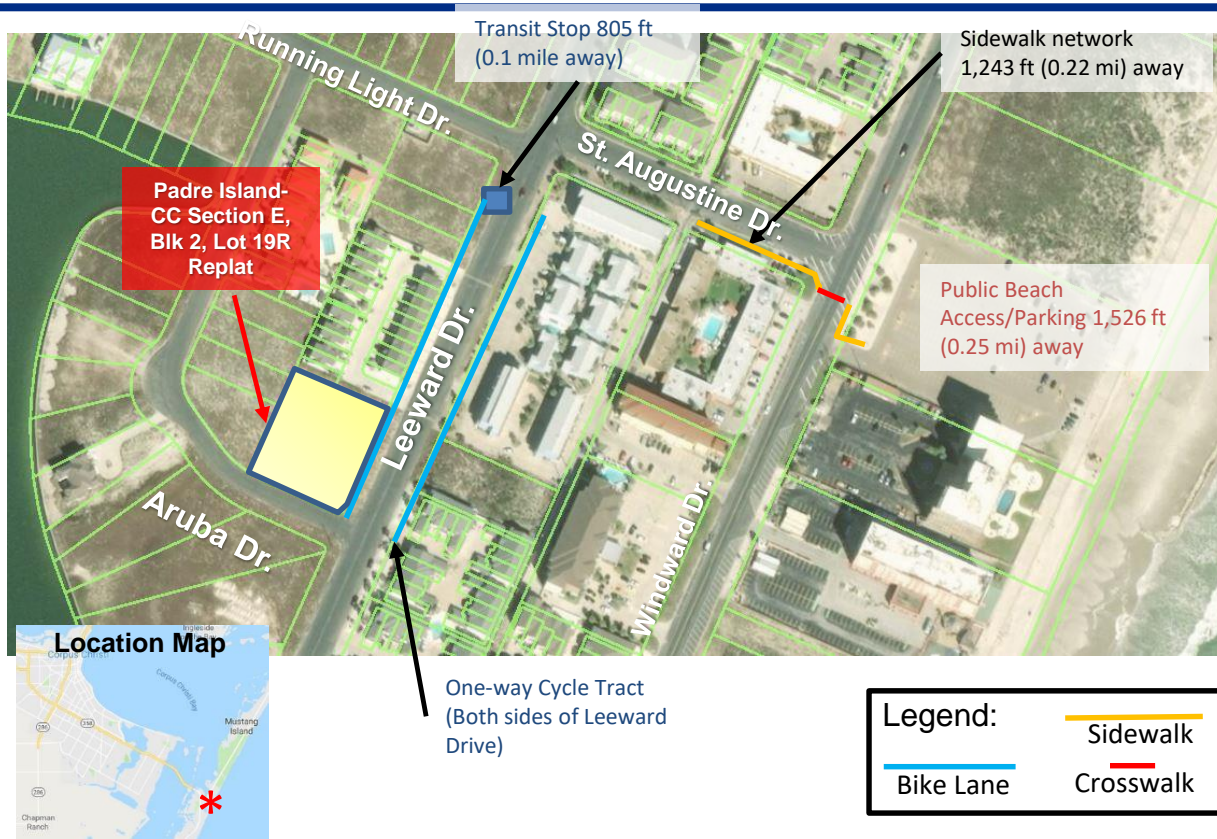
Padre Island-CC Section E, Block 2, Lot 19R (Final)



Planning
Commission
January 6, 2021



Vicinity Map



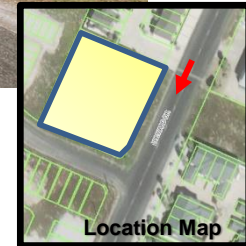


Street View: Aruba Dr Looking East towards Leeward Drive



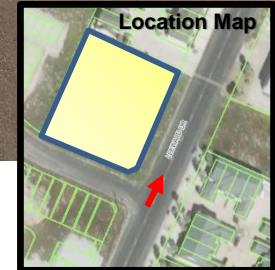


Street View: Leeward Dr Looking South towards Aruba Drive





Street View: Leeward Dr. Looking North past Aruba Drive







Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Aruba Drive or Leeward Drive. The subdivision was approved with no sidewalk requirement as Padre Island was not part of Corpus Christi at time of development.
2. This final plat is located along, but not immediately adjacent to any bus stop served by Route 65 Padre Island Connection and should not adversely impact any CCRTA Services.
3. Aruba Drive and Leeward are not on the City's ADA Master Plan.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is in the "CR-2" Resort Commercial District and is a corner lot from which a street and sidewalk network can be continued.
2. Resort Commercial Districts emphasis is placed on establishing scenic and/or pedestrian corridors, walking and bike paths, [amenities](#), and public [open spaces](#).
3. The property is 0.30 miles from beach public access.
4. Leeward Drive is a Collector Street on the Urban Transportation Plan.
5. The Comprehensive Plan, Plan CC, states the community's vision for Transportation and Mobility and calls for connected networks of good streets and sidewalks and safe bicycle routes.
6. The Bicycle Mobility Plan shows Leeward Drive as a One-Way Cycle Track (Both Sides) with a Buffered Bike Lane.



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 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**