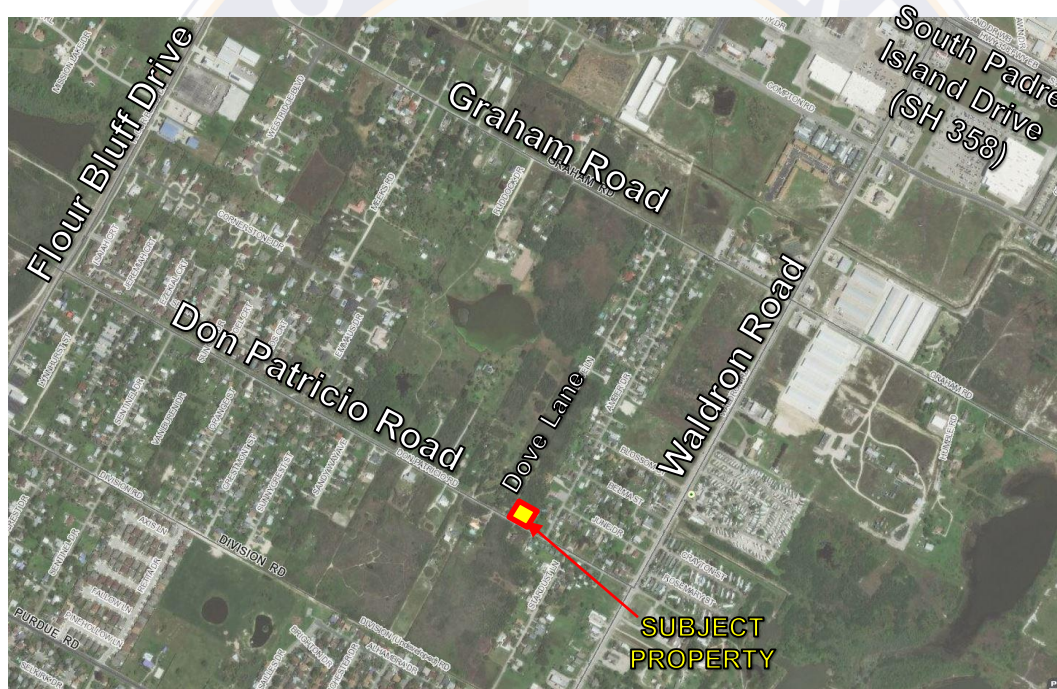


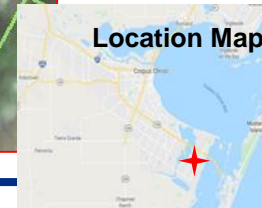
# Request for Sidewalk Waiver

## Flour Bluff Gardens, Block 4, Lot 15R



Planning  
Commission  
January 6, 2021

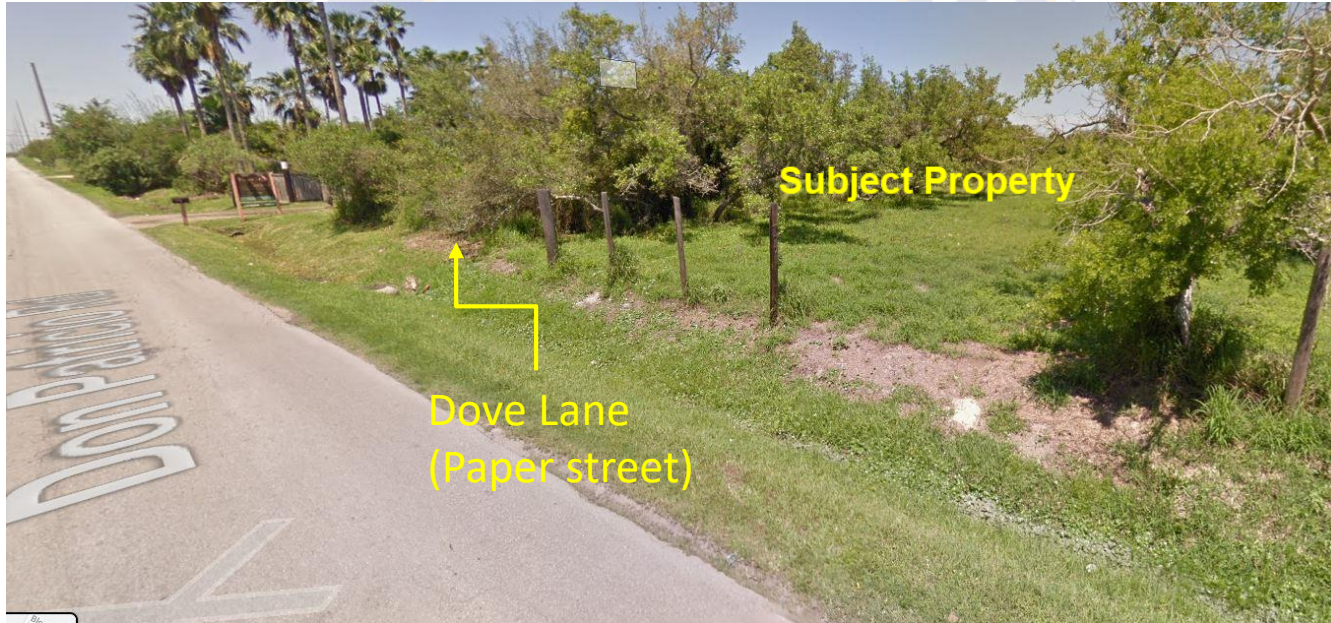
# Aerial





# Subject Property West Don Patricio Road

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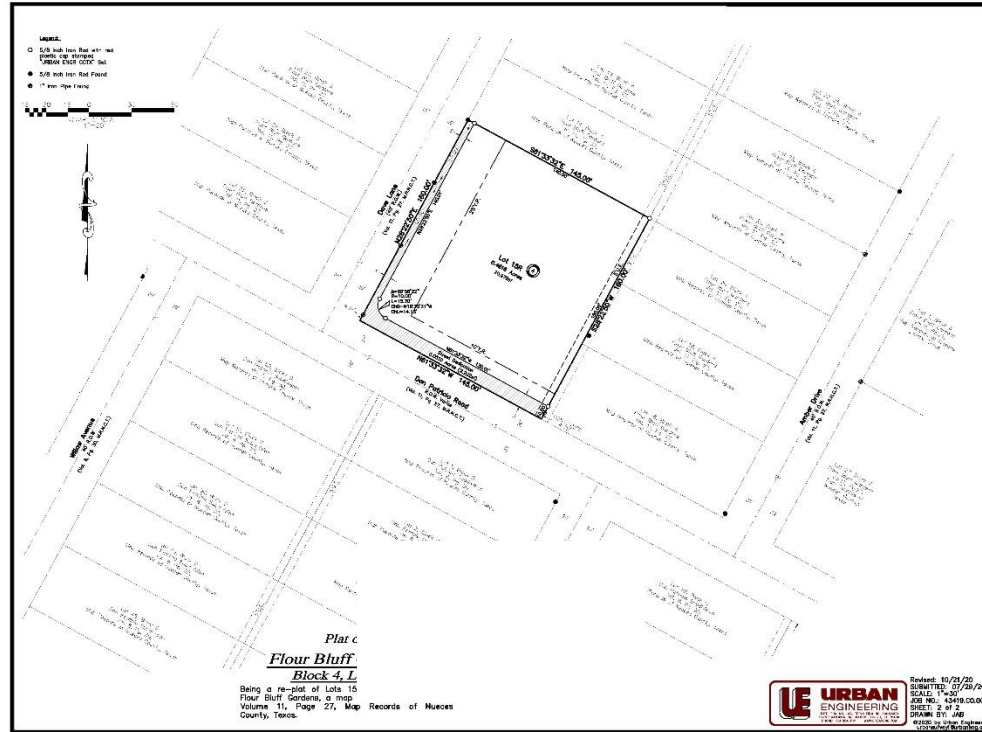
# Subject Property, East on Don Patricio Road

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1852

# Flour Bluff Gardens, Block 4, Lot 15R





# Factors in Sidewalk Waiver

## **Applicant's Factors in Support of Sidewalk Waiver**

1. No current sidewalk network exists along Don Patricio Road. The subdivision was approved with a rural street section containing ditches. The nearest existing sidewalk is at an east intersection with Waldron Road.
2. On December 9<sup>th</sup>, 2020 the Planning Commission granted a waiver request, associated with this project, from construction of Dove Lane and associated improvements which included sidewalk.
3. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
4. 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.
5. The Comprehensive Plan will not be substantially affected.

## **Factors Against Sidewalk Waiver (for sidewalk construction)**

1. The property is in the "RS-6" Single-Family 6 District and is a corner lot from which a street and sidewalk network can be continued.
2. Within residential subdivisions, sidewalks having a width of not less than 4-feet and thickness of not less than 4" shall be required on streets that are in the Urban Transportation Plan as Arterials and Collectors. Don Patricio Road is a Collector street.

# Plat Requirements

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- 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

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- 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

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**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