



MEMORANDUM

Planning Commission Meeting of January 6, 2021

DATE: December 29, 2020

TO: AL Raymond, Director of Development Services

FROM: Mark Orozco, Engineering Associate, Development Services
MarkOr@cctexas.com
(361) 826-3921

Coastal Community and Teachers Credit Union (Final)
Request for a Plat Waiver of the Sidewalk Construction Requirement
in Section 8.1.4 and 8.2.2 of the Unified Development Code

BACKGROUND:

Windrose Land Surveying and Platting, on behalf of Coastal Community and Teacher's Credit Union, property owner, submitted a request for a waiver of the plat requirement to construct sidewalk in Section 8.1.4.A and 8.2.2.A of the Unified Development Code (UDC).

The subject property, known as Coastal Community and Teachers Credit Union (Final Plat) (5.6 acre +/-), is located on the south side of Sandra Lane, east of Airline Road, north of Saratoga Boulevard. The land is zoned General Commercial ("CG-2").

STAFF ANALYSIS and FINDINGS:

UDC Section 8.1.4 and 8.2.2.A require construction of sidewalks as part of the platting process.

The property fronts on Saratoga Boulevard and Sandra Lane. Sandra Lane currently has no sidewalk and is a local street with 50 feet of dedicated right-of-way. The street design standards for local streets with 50-foot right-of-way require 4-foot wide sidewalks per UDC Table 8.2.1.B.

The UDC does state, under Section 8.2.2.B.1-4., that a waiver *may* be granted, in accordance with the waiver procedure in Section 3.8.3.D., but only if certain conditions exist:

1. Sidewalks shall not be required along each side of a street right-of-way where

such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.

2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.

None of the enumerated conditions in UDC 8.2.2.B.1-4 for a sidewalk waiver exist on this subject property.

In any event, Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision of land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

The following factors exist in support of the waiver request:

1. No current sidewalk network exists along Sandra Lane in this vicinity that would connect directly to this site. The nearest sidewalk connection is about 1080 feet (0.20 mile) west, at Airline Road.
2. There is drainage ditch running along the frontage of the property.
3. Sandra Lane is not on the ADA Master Plan.

4. This replat is not located along an existing or foreseeably planned CCRTA service route.

Factors weighing against the waiver and in support of requiring sidewalk:

1. Sandra Lane is a 50-foot wide right-of-way local street and sidewalk is required under UDC Table 8.2.1.B.
2. The property is zoned General Commercial ("CG-2").
3. Plan CC's vision for transportation and mobility for the community calls for connected networks of good streets and sidewalks and safe bicycle routes.

STAFF RECOMMENDATION:

Staff recommends approval of the waiver of construction of sidewalk along Sandra Lane, weighing the factors and evaluating the criteria in the UDC.

Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

LIST OF SUPPORTING DOCUMENTS:

Waiver Request (Attachment A)
Final Plat (Attachment B)
PowerPoint Presentation



December 29, 2020

To: City of Corpus Christi – Planning Dept
1201 Leopard Street
Corpus Christi, TX 78401

From: Oanh Nguyen

RE: Request for Waiver – Coastal Community and Teachers Credit Union (CoastLife Credit Union)

We are requesting a waiver from Section 8.1.4 – Type of Improvements Required of the Unified Development Code for the required public improvements of the sidewalk along Sandra Lane. CoastLife Credit Union has owned and operated the subject property since 1996, and does not anticipate on changing its use. The intent of this replat is simply for general housekeeping, and to prevent any issues with applying for all building permits required in the future. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oanh Nguyen".

Oanh Nguyen
Platting Project Manager
832.982.2509
oanh.nguyen@windroseservices.com

713.458.2281 | 11111 RICHMOND, STE 150, HOUSTON, TX 77082

Attachment A

