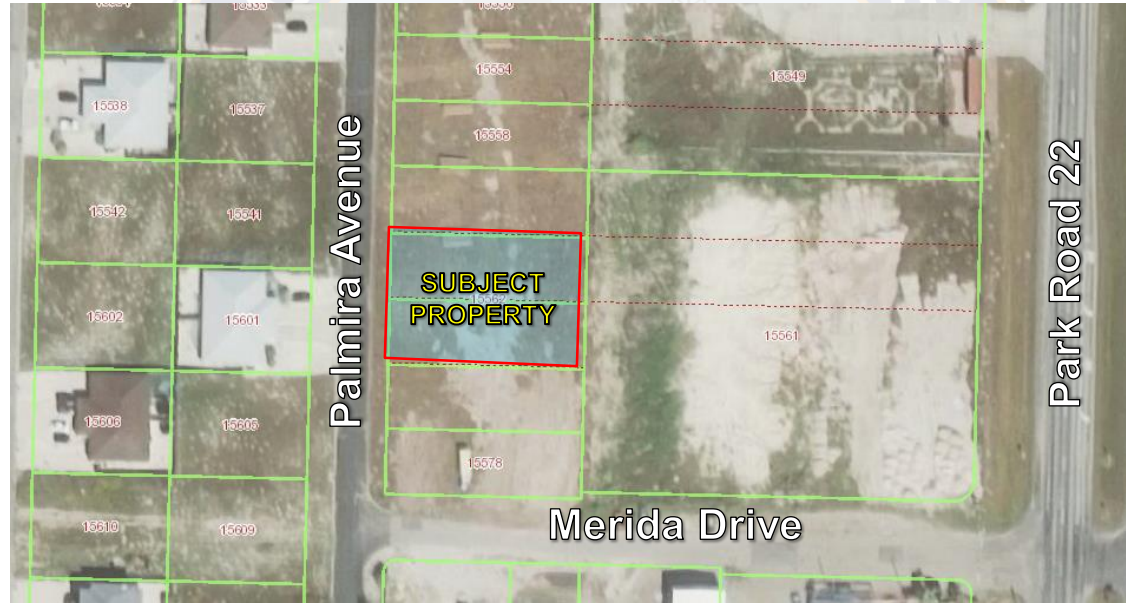


Request for Sidewalk Waiver

Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR (Replat)
Property at 15562 Palmira Avenue

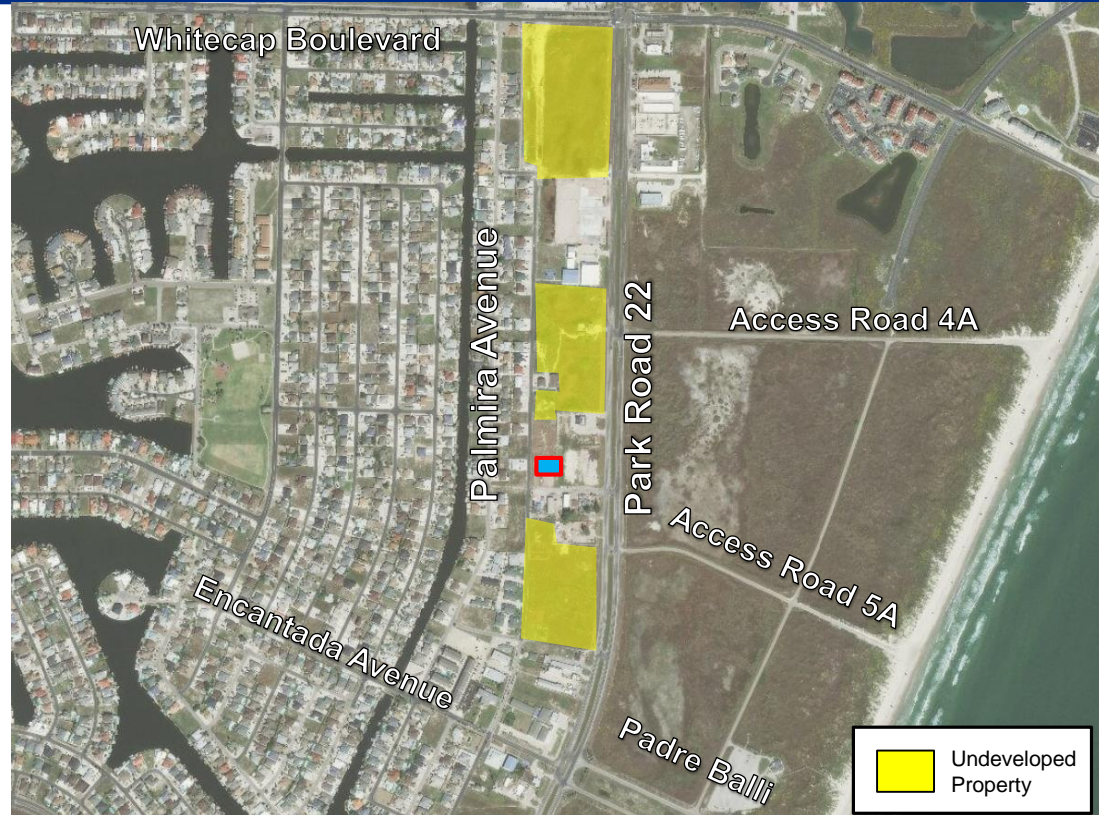


Planning
Commission
February 3,
2021

Aerial Overview



Aerial Perspective




Subject Property, South on Palmira Avenue




Subject Property, North on Palmira Avenue



Padre Island-Corpus Christi No. 1, Block 17, Lot 16BR (Replat)



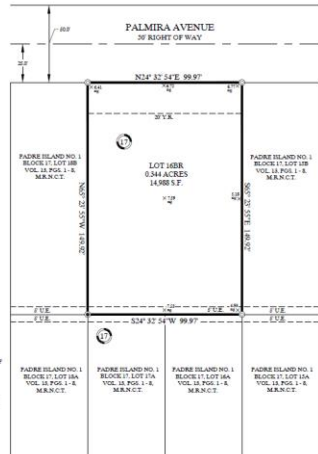
SITE MAP
NOT TO SCALE



GRAPHIC SCALE
(1 INCH = 100 FEET)

PLAT OF
PADRE ISLAND NO. 1
BLOCK 17, LOT 16BR

BEING A REPLAT OF PADRE ISLAND NO. 1, BLOCK 17, LOTS 16B AND 17B, AS SHOWN ON A MAP RECORDED IN VOLUME 13, PAGES 1 - 8, MAP RECORDS NUECES COUNTY, TEXAS.



LEGEND:
CL = CENTERLINE
M.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
P.S. = PLAT
L.S. = LOTS
L.F. = LOT FRACTIONS
L.P. = LOT PARTS
L.V. = LOT VOLUMES
L.A. = LOT AREAS
L.D. = LOT DEEDS
L.R. = LOT RECORDS
L.S. = LOT SURVEYS
L.T. = LOT TITLES
L.V. = LOT VOLUMES
L.A. = LOT AREAS
L.D. = LOT DEEDS
L.R. = LOT RECORDS
L.S. = LOT SURVEYS
L.T. = LOT TITLES

NOTES:

- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TIDE GAUGE LOCATED AT THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS RECREATIONAL AND VISITOR FACILITY. THE TIDE GAUGE IS LOCATED AT THE LAGUNA MADRE AS RECREATIONAL FACILITY.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 14-6F (E.S. 10) ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48044-040-D, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2006.
- BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM (GPS) DATA.
- THE TOTAL PLATTED AREA IS 0.341 ACRES.
- THE TIDE GAUGE REQUIREMENT, AS DELETED, IS A REQUIREMENT OF THE UNITED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

STATE OF TEXAS
COUNTY OF NUECES

WE, PADRE ISLAND, LLC, DO HEREBY CERTIFY THAT WE ARE THE OWNER OF BLOCK 17 LOT 16BR, THE PROPERTY SHOWN HEREON. WE HAVE READ AND LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND REVISION.

THIS THE ____ DAY OF ____, 2020

CHARLIE ENROLL MEMBER

TERRY COIL MEMBER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, CHARLIE ENROLL, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF ____, 2020

NOTARY PUBLIC:

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, CHARLIE ENROLL, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF ____, 2020

NOTARY PUBLIC:

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, TERRY COIL, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF ____, 2020

NOTARY PUBLIC:

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, RONALD E. BRITNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE ____ DAY OF ____, 2020

RONALD E. BRITNER
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF ____, 2020

LOCAL SALES P.E.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ DAY OF ____, 2020

BRITNER & ASSOCIATES
CHAIRMAN

AL KAYWON H. ALA
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, SARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 2020, WITH ITS CORRECTIVE MAP, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF ____, 2020 AT ____ O'CLOCK ____ M IN SAID COUNTY BY VOLUME ____ PAGE ____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT MY OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO FILED FOR RECORD

SARA SANDS, CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____ M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRITNER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRITNER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE ____ DAY OF ____, 2020

RONALD E. BRITNER
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF MAP: 14 NOVEMBER 2020

Staff Recommendation

Denial 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

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. No current sidewalk network exists along Palmira Avenue and there is not a sidewalk tie in with the existing sidewalk along any connecting streets.
2. The property is not located along an existing or foreseeably planned CCRTA fixed route service.
3. 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.
4. The Comprehensive Plan will not be substantially affected.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "CR-2" Resort Commercial District with the Island Overlay from which a sidewalk network can be provided meeting current standards for a residential street.
2. Adjacent lots are undeveloped. As adjacent lots may be replatted and developed, sidewalks will be required as part of a future platting process. Palmira Avenue is designated as a "C1" Minor Collector Street according to the Urban Transportation Plan and has both commercial and residential uses along its frontages. The nearest sidewalk section is located approximately 1,300 feet to the south along the east side of Palmira Avenue.
3. The subject property is located approximately 1,220 feet away from Beach Access Road 5 and 2,700 feet to the entrance of Padre Balli Park.

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
-