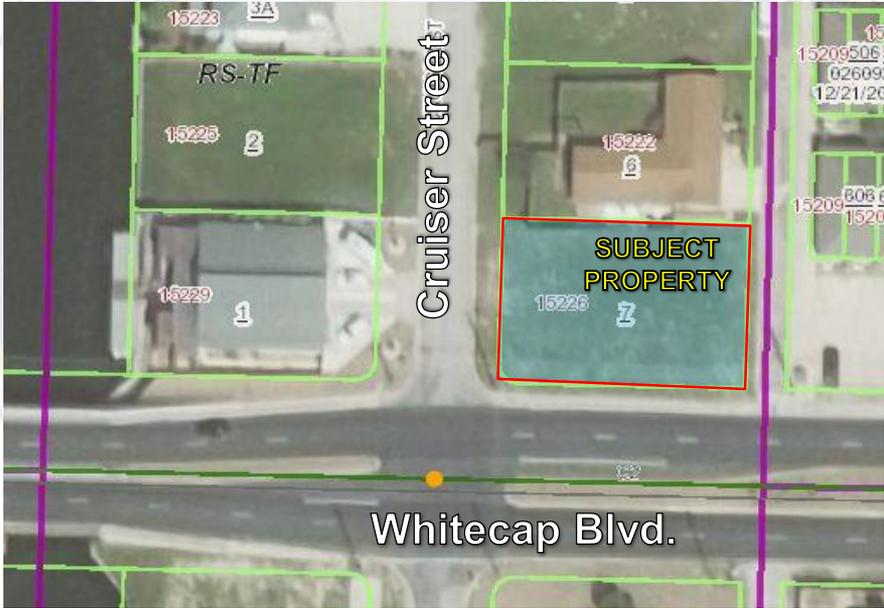


Request for Sidewalk Waiver

Padre Island-Corpus Christi Section 4, Block 191, Lots 7A, 7B & 7C (Replat)
Property at 15226 Cruiser Street



Planning Commission
February 17, 2021

Aerial Overview



Subject Property, East on Whitecap Boulevard



Subject Property, North on Cruiser Street



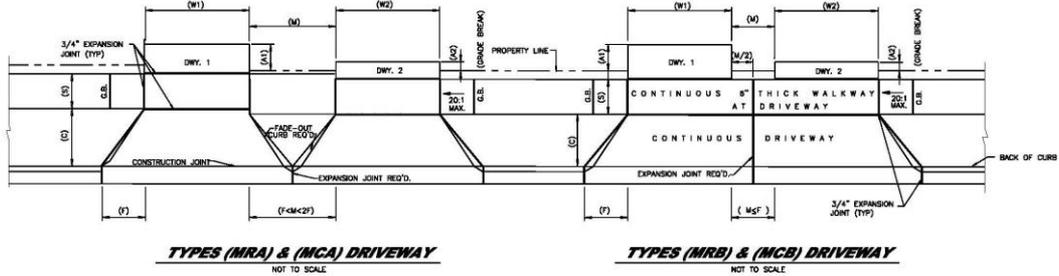
INCORPORATED
1852

Subject Property, South on Cruiser Street



INCORPORATED
1852

Option (Multiple Residential Driveway with Sidewalk)



Separated

Shared

Plan View of Shared Driveways with sidewalk



Shared Driveway with sidewalk along N. Oso Parkway



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. From the property line to the edge of the existing roads, and with the existing infrastructure of the gas and water lines in place, there is not ample room for a sidewalk..
2. No current sidewalk network exists along Cruiser Street.
3. The subdivision was platted with not sidewalk requirements at that time.
4. The Comprehensive Plan will not be substantially affected.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "RS-TF" Two-family District from which a sidewalk network can be provided meeting current standards for a residential street.
2. The lot has frontage on Whitecap Boulevard designated as a C2 Collector Street and has an existing sidewalk network along the north side of the right of way. There is a sidewalk along a portion of the adjacent alley.
3. The lot is a corner lot from which a network can be continued. With three driveways, 35 linear feet of standard sidewalk and 48 linear feet of sidewalk tied to the driveways can be installed. A shared driveway is also an option. Excluding these three lots, 33% of the blockface is undeveloped and would require replatting if developing townhomes and could have sidewalks constructed.
4. The subject property is located approximately 323 feet away from a Commercial node at the intersection of Whitecap Boulevard and Park Road 22.

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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