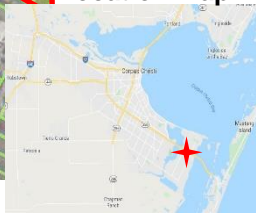


Gateway Park, Block 5, Lots 16A, 16B, 16C, 17A and 17B (Final)
Property at 1121 and 1125 O'Connell Street



Planning Commission
March 31, 2021



prepared for:

TOSCANA

HOMES

(361) 288-0005

project information:

2 Story Duplex & 2 Story Triplex
At
Lot #16A, 16B, 16C, 17A, 17B Block #5
Gateway Park Subdivision
 Corpus Christi, Texas - Nueces County

INDEX OF DRAWINGS

CVR - Cover Page, Site Plan, Front Boundary Concept

F-1 - DUPLEX Floor Plan Upper & Lower Level

F-2 - DUPLEX Electrical Plan Upper & Lower Level

E-1 - DUPLEX Exterior Elevations

F-1-T - Duplex & Tri-Plex Roof Plan - Star Details

F-2-T - TRI-PLEX Floor Plan Upper & Lower Level

F-2-E - TRI-PLEX Electrical Plan Upper & Lower Level

E-2-T - TRI-PLEX Exterior Elevations

AREAS	
Per Dwelling Unit	
Living Area (Top)	896.00'
Living Area (Bottom)	1,650.00'
Total Living Area	2,546.00'
Garage Area	310.00'
Patio Area	36.00'
Porch Area	45.00'
Balcony Area	142.00'
Total Area	2,480.00'
Per Dwelling Unit	

FRONT ELEVATION CONCEPT Scale: 1/4" = 1'-0"

SITE PLAN

Notes:

- 1. All exterior finishes to be approved by the City of Corpus Christi.
- 2. All exterior finishes to be approved by the City of Corpus Christi.
- 3. All exterior finishes to be approved by the City of Corpus Christi.

Toscana Homes
 Gateway Park Subdivision

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Subject Property, South on O'Connell Street



Subject Property, North on O'Connel Street



[illegible]

Staff Recommendation

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

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. There are currently no adjacent sidewalks along O'Connell Street to connect to.
2. The property is not located along an existing or foreseeably planned CCRTA service route.
3. There are open ditches along the right of way of O'Connell Street, which would make it unsafe for pedestrians to use sidewalk.
4. The waiver of the sidewalk will not be detrimental to the public health, safety, or general welfare.
5. The waiver of the sidewalk will not affect the adjacent property in a manner to restrict or render unfeasible.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "RM-1 Multi-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.
2. The property is adjacent to Commercial lots and is 145 ft to a Commercial node along South Padre Island Drive.
3. The Commercial node along South Padre Island Drive has a sidewalk network running along the frontage road.

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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