

Request for Sidewalk Waiver

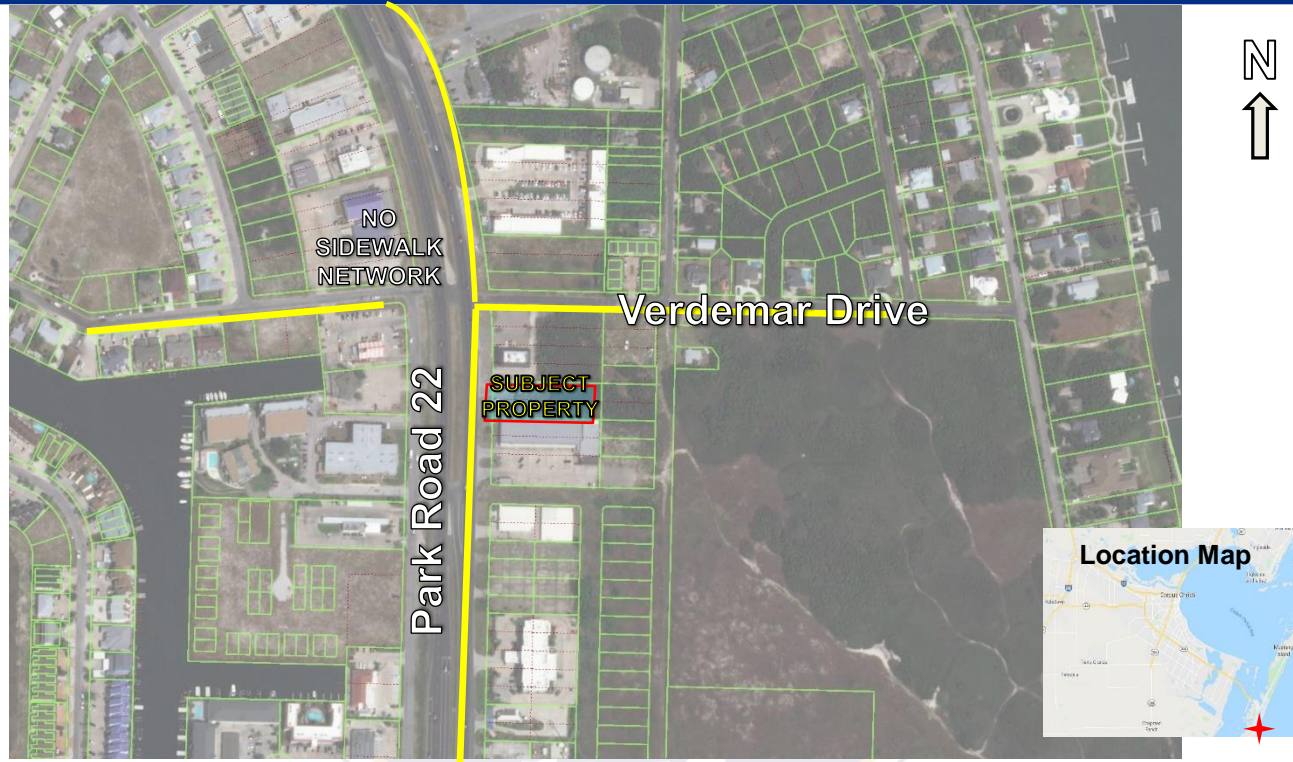
Padre Island-Corpus Christi No. 1, Block 29, Lot 5AR (Replat)

Property at 14318 South Padre Island Drive

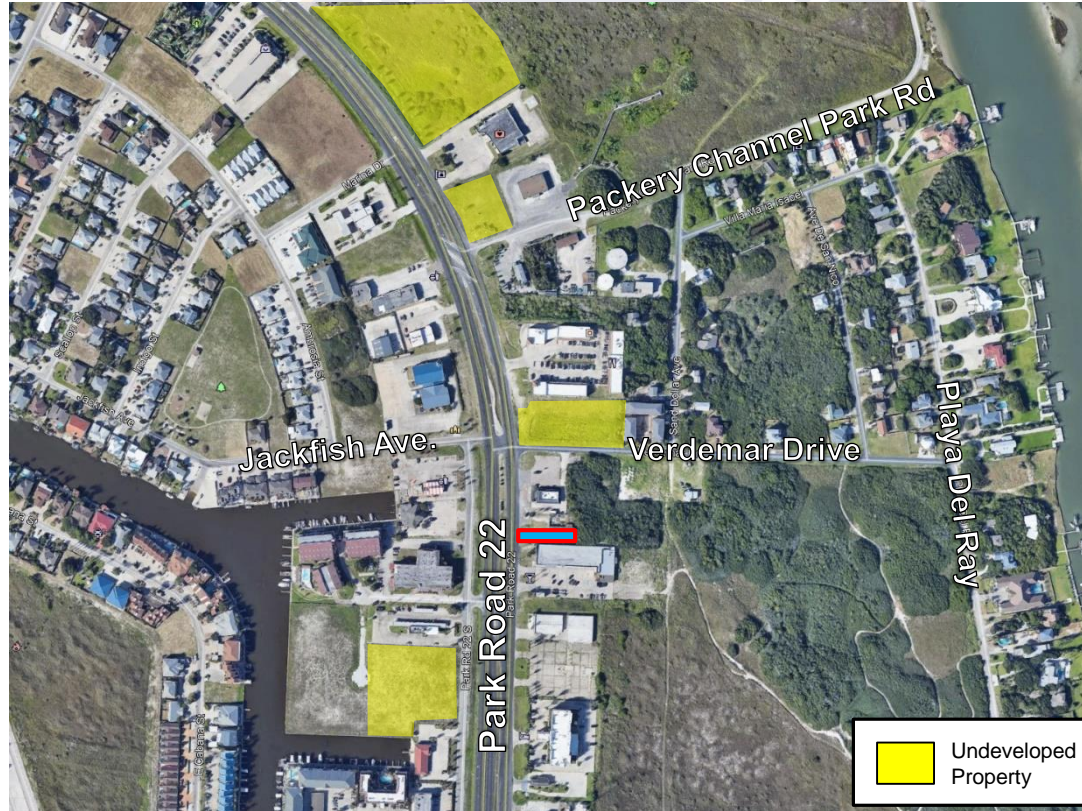


Planning
Commission
March, 31
2021

Aerial Overview



Aerial Perspective



Subject Property, South on Park Road 22



Subject Property, North on Park Road 22



Corpus Christi No. 1, Block 29, L



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 is no sidewalk along the frontage on the adjacent lots which are already developed.
2. There is no existing sidewalk network on the same side of Park Road 22 (South Padre Island Drive) anywhere on Padre Island.
3. Park Road 22 has a high-speed limit and is not constructed with curb and gutter to provide a physical barrier between traffic and pedestrians.
4. The lack of curb and gutter will allow storm water to drain from the roadway across the sidewalk potentially limiting access during storm events.
5. 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.
6. 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. There are some undeveloped properties on Park Road 22 in the general area that would provide an opportunity to add portions of a sidewalk network in the future.
3. Park Road 22 is designated as a "A2" Arterial Street according to the Urban Transportation Plan and has both commercial and residential uses along its frontages.
4. The subject property is located approximately 980 feet away from Packery Channel Park Road providing beach access and access to Packery Channel 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
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