



June 16, 2021

Andrew Dimas, Senior City Planner
City of Corpus Christi – Development Services
2406 Leopard Street
Corpus Christi, Texas 78408

RE: 21PL1043- Smuggler's Cove, PUD: Request for a Plat Waiver of the Sidewalk Construction Requirement

Dear Mr. Dimas:

On behalf of our client Ocean Harbor II, LLC., we hereby request for a plat waiver of the sidewalk construction. We request the waiver per the following reasons:

1. None of the developed properties within this portion of Padre Island have sidewalks.
2. The area is not located on any transit stops or transportation plan.
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. Interior sidewalks provide safe access from the parking areas throughout the development.
5. The Comprehensive Plan will not be substantially affected.
6. The Bicycle Mobility Plan does not show any routes through this property and there is a bike lane marked on the pavement along Windward.

Please feel free to contact us if there are any questions.

Sincerely,
Hanson Professional Services, Inc.

Craig B. Thompson, P.E.
Project Engineer



 Hanson Professional Services Inc. TBPE F-417 / TBPLS F-10039500 TBPG F-50556	PROPERTY LOCATION
	SIDEWALK EXHIBITS SMUGGLER'S COVE, PUD Corpus Christi, Nueces County, TX
Job Number: 2010114	
Sheet 1	