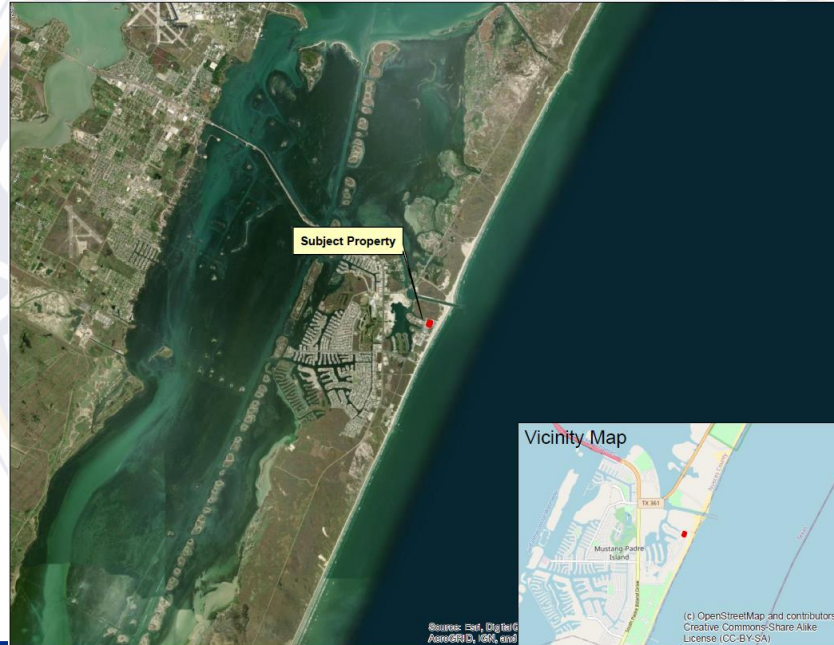


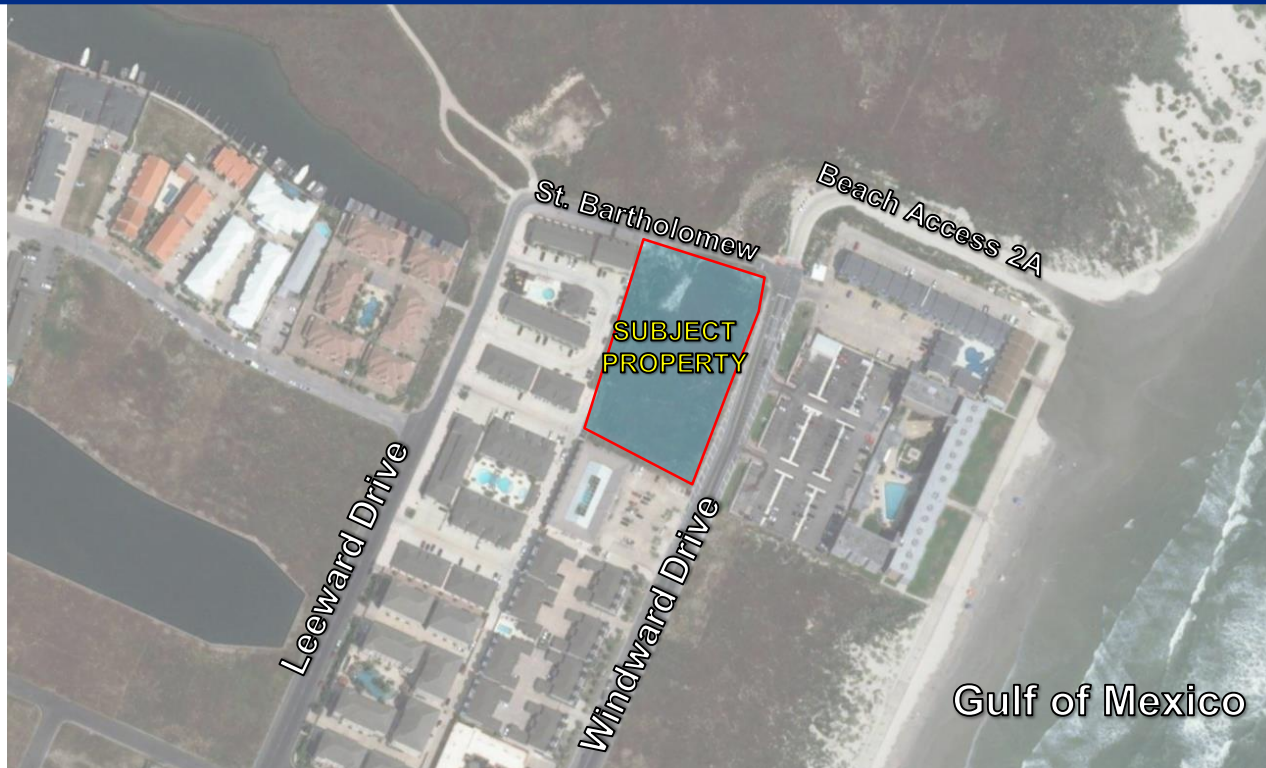
Request for Sidewalk Waiver

Smuggler's Cove PUD (Final) Property at 14805 Windward Drive



Planning
Commission
June 23, 2021

Aerial Overview



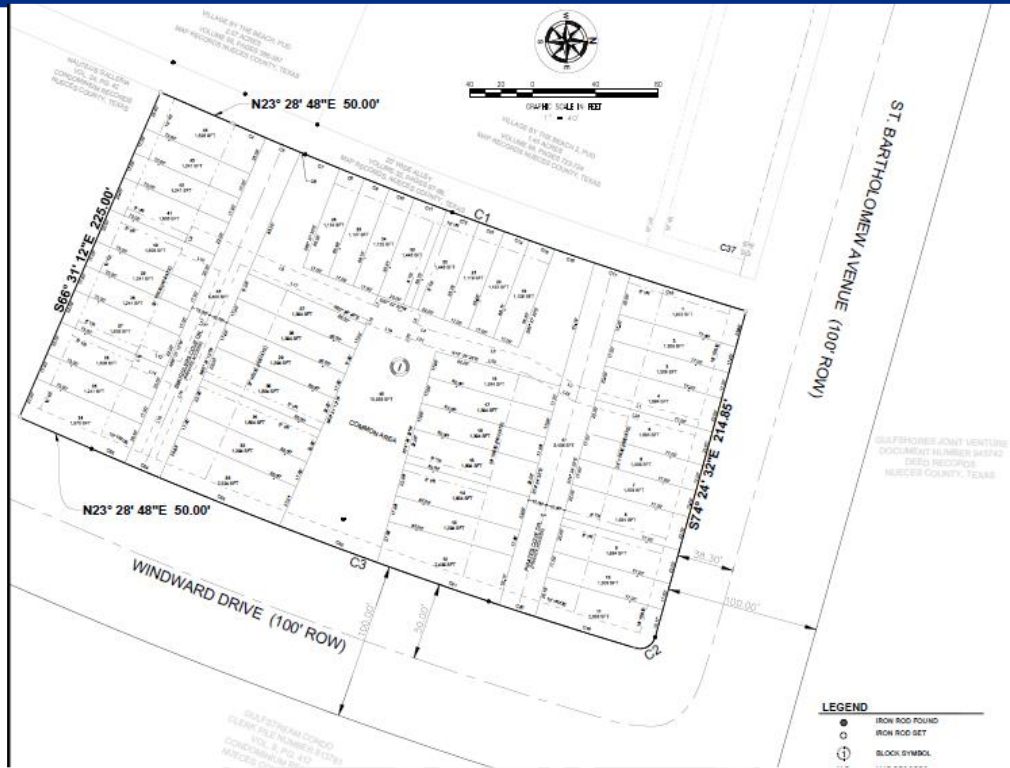
Subject Property, South on Windward Drive



Subject Property, West on St. Bartholomew's Drive



Site Plan



Applicant's Factors in Support of Sidewalk Waiver

1. There is no sidewalk located in front of the adjacent lots, or in the general area adjacent to Windward Drive and none of the developed properties within this portion of Padre Island have sidewalks.
 2. 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.
 3. Interior sidewalks provide safe access from the parking areas throughout the development.
 4. The Comprehensive Plan will not be substantially affected, and the Bicycle Mobility Plan does not show any routes through this property. However, there is a bike lane marked on the pavement along Windward Drive.
 5. The adjacent lots are already platted. Therefore, it seems unlikely a sidewalk would be constructed in the future in front of those lots unless a broad sidewalk construction project is considered for the area.
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Factors against Sidewalk Waiver (For sidewalk construction)

1. The property is zoned “RM-AT/IO” Multifamily AT District with the Island Overlay and located at a street corner. A street corner is the ideal place from which a sidewalk network can be provided meeting current standards for a collector street.
 2. Both Windward Drive and St. Bartholomew Drive are “C1” Collector Streets as per the Urban Transportation Plan (UTP) with a sidewalk network on both sides on the streets.
 3. The subject property is located on North Padre Island and is one of the busiest tourist areas in Corpus Christi. Providing the sidewalk facility is paramount to ensuring pedestrian safety.
 4. Both Windward Drive and St. Bartholomew Drive are listed on the Strategic Plan for Mobility.
 5. Windward Drive is listed on the ADA Master plan.
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Mobility Plan and ADA Master Plan

Mobility Plan



ADA Master Plan



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

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”
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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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