



Job No. 41316.C0.01

August 3, 2021

Mr. Andrew Dimas, Senior City Planner
Development Services, City of Corpus Christi
2406 Leopard
Corpus Christi, TX 78408

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City of Corpus Christi
Development Services

Subject: Pin Oak Terminal Tract, Block 1, Lot 1 (Preliminary)

Mr. Dimas

We, Urban Engineering, on behalf Agua Nueva Rail, LLC, hereby request a waiver for the required sidewalk construction along Violet Road, as part of the plat review of the subject property. As allowed under Section 3.8.3.D of the Unified Development Code (UDC), we are requesting a waiver to Sections 8.1.3 and 8.1.4 and 8.2.2 A.1.i based on the following reasons:

- The granting of the waiver is not detrimental to the public health, safety or general welfare, nor is it injurious to other property in the area, or to the City in administering the UDC.
- The granting of the waiver would not substantially conflict with the Comprehensive Plan or the purposes of the UDC.
- Hopkins road is a fully developed two lane road. There is an existing drainage ditch located on the side of the subject property. Currently there is no sidewalk anywhere near the subject area
- The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;

Thank You,

Xavier Galvan



Exhibit B
Sketch to Accompany



DATE: August 3, 2021
SCALE: NTS
JOB NO.: 41316.C0.01
SHEET: 1 OF 1
DRAWN BY: jab
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