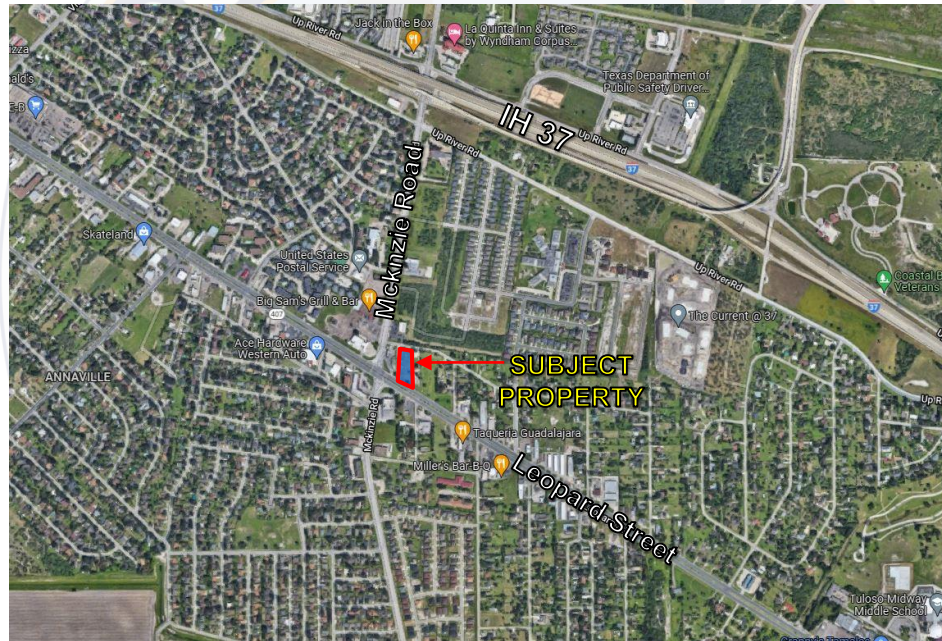


Request for Sidewalk Waiver

Highway Village Section No. 1, Block 3, Lot 2R



Planning
Commission
October 13, 2021

Aerial



Subject Property West on N. Harrington Drive

Leopard St.

Mckinzie Rd.

Subject Property

N. Harrington Drive



Subject Property, East on N. Harrington Drive



INCORPORATED
1852

Highway Village Section No. 1, Block 3, Lot 2R

STATE OF TEXAS
COUNTY OF NUECES

WE, ALL THE PARTIES COOPERED THAT ARE THE OWNERS OF THE FOREGOING PLAT AND TRUST THAT THEY HAVE LINED UP THE PROPERTY AS SHOWN, THAT ALL EASEMENTS, RIGHTS, AND INTERESTS IN THE SAME, FOR THE REPAIR, MAINTENANCE, AND USE OF PUBLIC UTILITIES, THAT THE MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND LOCATION.

THIS THE _____ DAY OF _____ 2022.

REDACTED LABEL HERE

STATE OF TEXAS
COUNTY OF NUECES

THE HIGHWAY WAS ACKNOWLEDGED BEFORE ME:
REDACTED LABEL

THIS THE _____ DAY OF _____ 2022.

STATE PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY MEALY APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS PLANNING COMMISSION.

THIS THE _____ DAY OF _____ 2022.

JERRY DAUGHT
CHAIRMAN

AL DAYTON & AN
SECONDARY

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPER, NICHOLAS DAUGHT, OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2022.

BRETT PLATT, P.E.
DEVELOPER, NICHOLAS DAUGHT

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANCHEZ, CLERK OF THE COUNTY CLERK IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN MY OFFICE AND WAS RECORDED IN VOLUME _____ PAGE _____ OF THE RECORDS OF NUECES COUNTY, TEXAS.

KARA SANCHEZ, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ HOURS OF _____ 2022.
BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED BY A SURVEY MADE IN THE PRESENCE OF MY CLIENT AND I HAVE AND CORRECT THAT I HAVE BEEN ADVISED HAVE CONTRACTED TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE ALL OPERATIONS WITHOUT DELAY.

THIS THE SIXTH DAY OF JANUARY 2022.

JAMES L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

FINAL PLAT OF
HIGHWAY VILLAGE SECTION NO. 1, BLOCK 3,
LOT 2R

BEING A RE-PLAT OF LOT 2-A, BLOCK 3, HIGHWAY VILLAGE SECTION NO. 1, A SUBDIVISION RECORDED IN VOLUME 45, PAGE 85 MAP RECORDS OF NUECES COUNTY, TEXAS, AND LOTS 2 AND 3, BLOCK 3, HIGHWAY VILLAGE SECTION NO. 1, A SUBDIVISION RECORDED IN VOLUME 11, PAGES 54 AND 55 MAP RECORDS OF NUECES COUNTY, TEXAS.

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GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 1.14 ACRES (1.14 ACRES OF LAND).
- 2) A SURVEYED STREET RIGHT-OF-WAY WAS SET AT 40' CORNER, 40' CORNER, 40' CORNER, 40' CORNER.
- 3) PER FLOOD INSURANCE RATE MAP, MAP NO. 13000-0000-0000, THE PLATTED PROPERTY IS LOCATED IN ZONE X, AREA OF FLOOD.
- 4) ALL SEWERAGE AND DRAINAGE NOTES TO THE PLATTED PROPERTY ARE LOCATED IN THE PLATTED PROPERTY.
- 5) THE PLATTED PROPERTY FOR THE UTILITY WATER RIGHT-OF-WAY AND PROPERTY IS THE CORPUS CHRISTI AND ADJACENT. THE PLATTED PROPERTY IS LOCATED IN ZONE X, AREA OF FLOOD.
- 6) THE YARD REQUIREMENT, AS SPECIFIED, IS A REQUIREMENT OF THE PLATTED PROPERTY AND IS SUBJECT TO CHANGE AS THE ZONING MAP CHANGES.
- 7) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL COMPLY TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE ZONING MAP.

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
1" = 40' HORIZ.

TEXAS GEO TECH
LAND SURVEYING, INC.

6000 N. FARMER ST. SUITE 100
CORPUS CHRISTI, TEXAS 78411
(956) 835-1111
JAMES L. MOORE
JULY 1, 2011

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. There is no sidewalk in front of the adjacent lots which are already developed. Therefore, it is not likely the sidewalk would be extended in the future unless done so via a larger sidewalk project for the area.
2. North Harrington Drive is not constructed with curb and gutter. The lack of curb and gutter creates a safety hazard for pedestrians as there is no protection from vehicles traveling along the roadway. For safety reasons, we believe a sidewalk network for North Harrington Drive should be designed as a complete network with the proper safety measures.
3. As there is no curb and gutter, the roadway drains onto the adjacent parkways (greenspace beside paved lanes) and is conveyed via roadside ditch. Constructing sidewalk in the right-of-way would reduce the capacity of the existing roadside ditches, or would require construction of storm sewer facilities under the sidewalk.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is in the "CG-2" General Commercial District and is near an intersection where a Commercial hub is located with a sidewalk network on both sides of McKinzie Road within 100 feet of the property.
2. The property fronting North Harrington Drive (Lot 12R) does not meet the Exemptions in UDC Section 8.2.2.B. 1-4 or in Section 8.2.2.C Administrative Exemptions as the property is a Commercial lot.
3. North Harrington Drive is on the MobilityCCPlan.

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
-

Staff Recommendation

- **Approval** of the request for a waiver from the sidewalk construction requirement. The depth of the drainage swale would make the construction of a sidewalk impracticable.
 - Planning Commission may choose to follow or decline Staff's recommendation
 - Planning Commission may approve, approve with conditions, or deny the waiver request
-