



Waiver Request Application



2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | Fax: 361.826.4375 | platapplication@cctexas.com

Date: _____

Property Information

Owner/Entity: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone No.: _____ E- mail: _____

Associated with a Plat : Y N Plat Name: _____

Previous Waiver requested? Y N

Check if Applicable	Condition	Items Required to be Submitted with fee
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Right-of-way, street design, and/ or street construction requests

- Letter of request for waiver(s) with rationale for request
- Alternative street section/ or construction illustration

Sidewalk/mobility facilities

- Letter of request for waiver(s) with rationale for request
- Alternative sidewalk/mobility facility section/construction illustration, if applicable

Half Street Construction Requests

- Letter of request for waiver(s) with rationale for waiver
- Half street section illustration
- Probable cost estimate if requesting cash in lieu

Wastewater Construction Waiver

- Letter of request with rationale for waiver
- Wastewater report outlining request for wastewater construction waiver with illustration and probable costs of required installation
- Layout from property to access point showing City Master planned network

Wastewater Fee Exemption Request accompanies Wastewater Construction Waiver request - A separate application fee will be charged for this request.

- Letter of request stating fee to be exempt
- With wastewater Fee Exemption request submit signed Sanitary Sewer Connection agreement contract to: contractsandagreements@cctexas.com (only for a FEE EXEMPTION request over \$50,000)

Applicant's Signature

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf>

Title



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Submit Waiver application to platapplication@cctexas.com

Waiver requests should accompany the application for Preliminary Plats and Replats. A waiver of subdivision standards in Article 8 may be requested in writing by the submission of a waiver letter that specifically states each Code provision from which a waiver is requested and the reasons for the request. By submission with the preliminary plat application, the waivers and preliminary plat can be reviewed in context and together. Justification for waivers shall be submitted with the plat application and the need for the waiver demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied after consideration of the following factors:

1. The granting of the waiver shall not be detrimental to the public health, safety, or general welfare, or be injurious to other property in the area, or to the City in administering this Unified Development Code;
2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
3. Application of a provision of this Unified Development Code will render subdivision land unfeasible; or
4. The granting of the waiver would not substantially conflict with the Comprehensive Plan and the purposes of this Unified Development Code.

(UDC Section 3.8.3D Waivers)

Half Street Construction Requests

1. Half streets be prohibited except when the Planning Commission may approve a plat containing half streets, if it find that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.
2. Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.

(UDC Section 8.2.1F Half streets)

3. The City may accept cash in lieu of construction of a half street or cash in lieu of both a half street and either or both of its related water and sanitary sewer infrastructure improvements if the Planning Commission has approved the plat containing the half street.

(UDC Section 8.1.13 Cash in Lieu of Construction of Half Streets)

Wastewater Construction Waivers and Fee Exemptions

Wastewater – Every lot within a proposed subdivision shall be provided with access to an approved wastewater collection and treatment system of sufficient capacity as determined by adopted City wastewater standards and master plans. Requests for a waiver from these requirements shall be submitted in accordance with 3.8.3.D waivers.

UDC When any subdivision is planned that is not reasonably accessible to a public wastewater facility of sufficient capacity as determined by adopted City wastewater standards, it shall provide for the use of an individual aerobic system, wastewater treatment plant, or interim service. Reasonably accessible is defined as follows:

- i. Master plan facilities including trunk mains and lift stations currently exist in the designated service area in which the development is to occur, and such facilities can be extended to provide service to the development in accordance with Subsection 8.2.7.A of this Code; or Master plan facilities will be built concurrently with the development in accordance with Subsection 8.2.7.A of the Unified Development Code; and
- ii. Collection Lines of adequate capacity to service the proposed development are within 1,000 feet of the subdivision and can be extended.

(UDC Section 8.2.7 Wastewater)

<https://www.cctexas.com/sites/default/files/FY-2023-Development-Fee-Schedule.pdf.pdf>