



# **Tuloso Reserve Unit 1**

## **(Final Plat)**

**Request for Plat Waiver  
from the Sidewalk Construction Requirement**

Planning Commission Meeting  
July 24, 2019



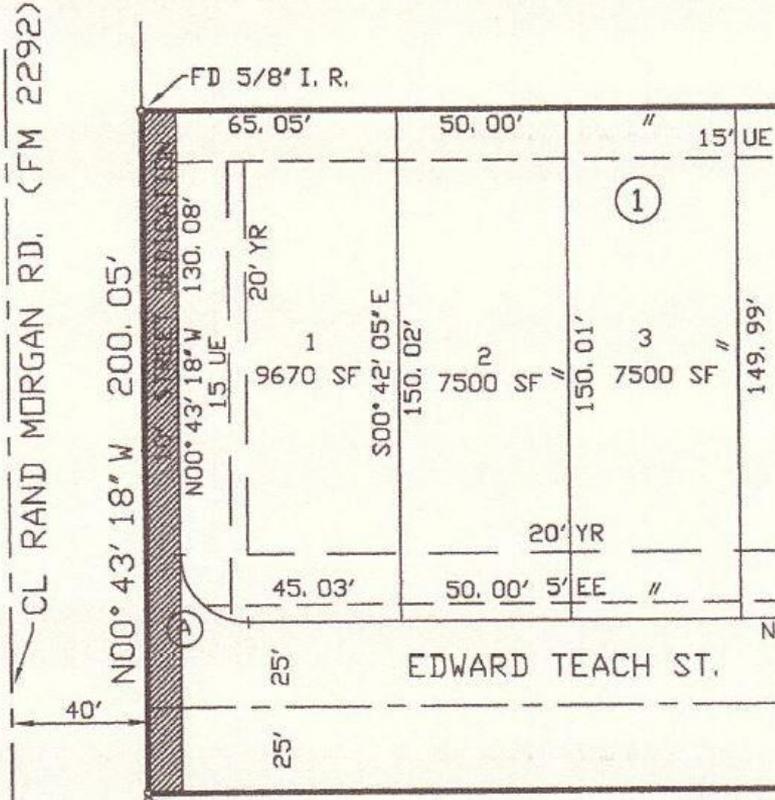
# Vicinity Map







# Plat Detail: Space Along Rand Morgan





# Plat Requirements

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- 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 Requirements

## Article 8: Subdivision Design and Improvements

Table 8.2.1.C Non-Local Street Standards Table

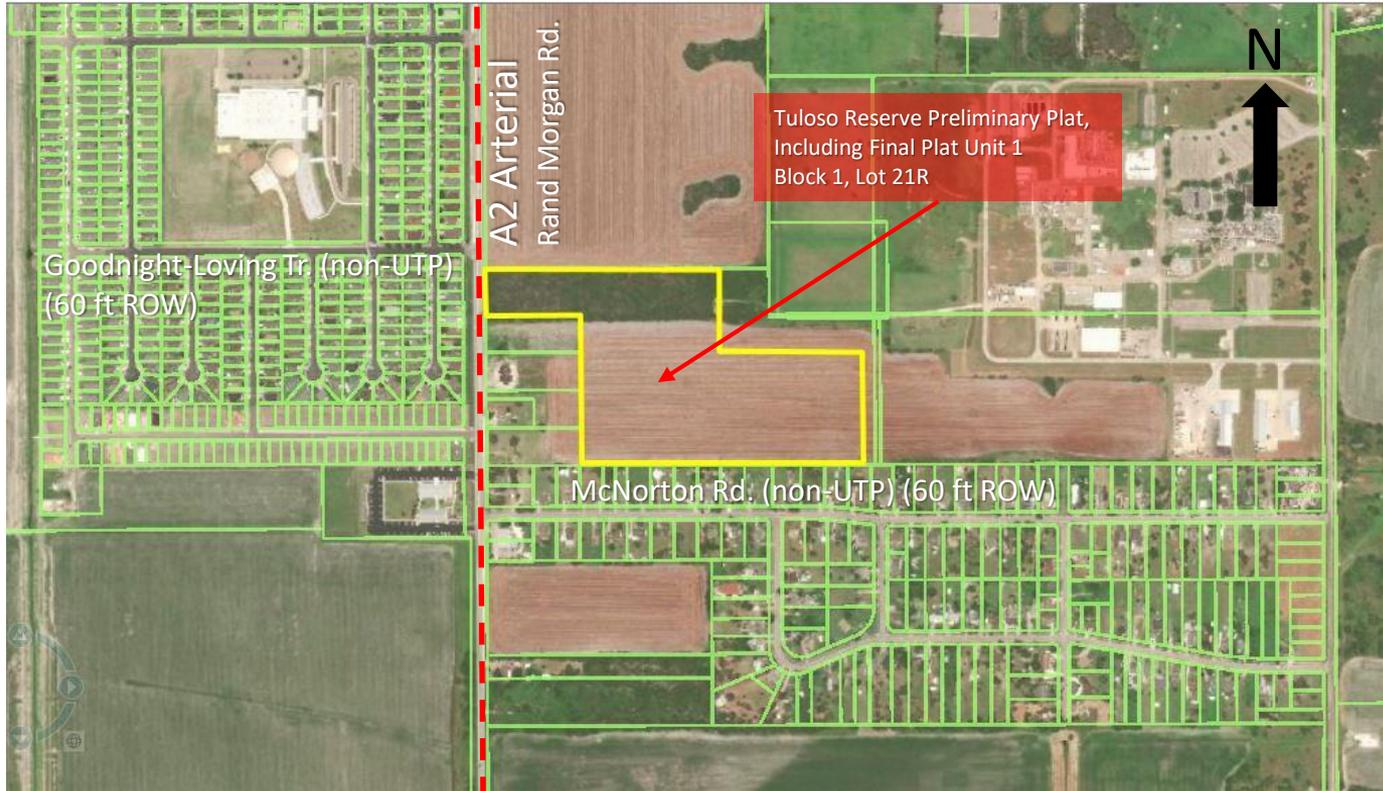
	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median/ Turn Lane	Spacing (miles)	Sidewalk** (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Non-local Streets*								
Minor Res. Collector (C1)	60	40	2	No	0.25 to 0.50	5	10	1,000 - 3,000
Secondary Collector (C2)	65	41	3	Center turn	0.25 to 0.50	5	12	2,000 - 5,500
Primary Collector (C3)	75	50	4	No	0.25 to 0.50	5	12.5	4,000 - 8,500
Parkway Collector (P1)	80	40	2	--	0.25 to 0.50	5 to 8	14.5 to 25.5	1,000 - 3,000
Minor Arterial (A1)	95	64	4	Center turn	1.0 to 1.5	5	15.5	15,000 - 24,000
Secondary Arterial (A2)	100	54	4	Median	1.0 to 1.5	5	15	20,000 - 32,000
Primary Arterial (A3)	130	79	6	Median	1.0 to 1.5	5	17.5	30,000 - 48,000
Freeway (FR)	400	Varies	4-10	Median	--	No	19	60,000 - 200,000

\*Non-local streets contain curb, gutter and underground drainage.  
 \*\*Sidewalks are not required in industrial areas.

(Ordinance 030769, 02/16/2016)

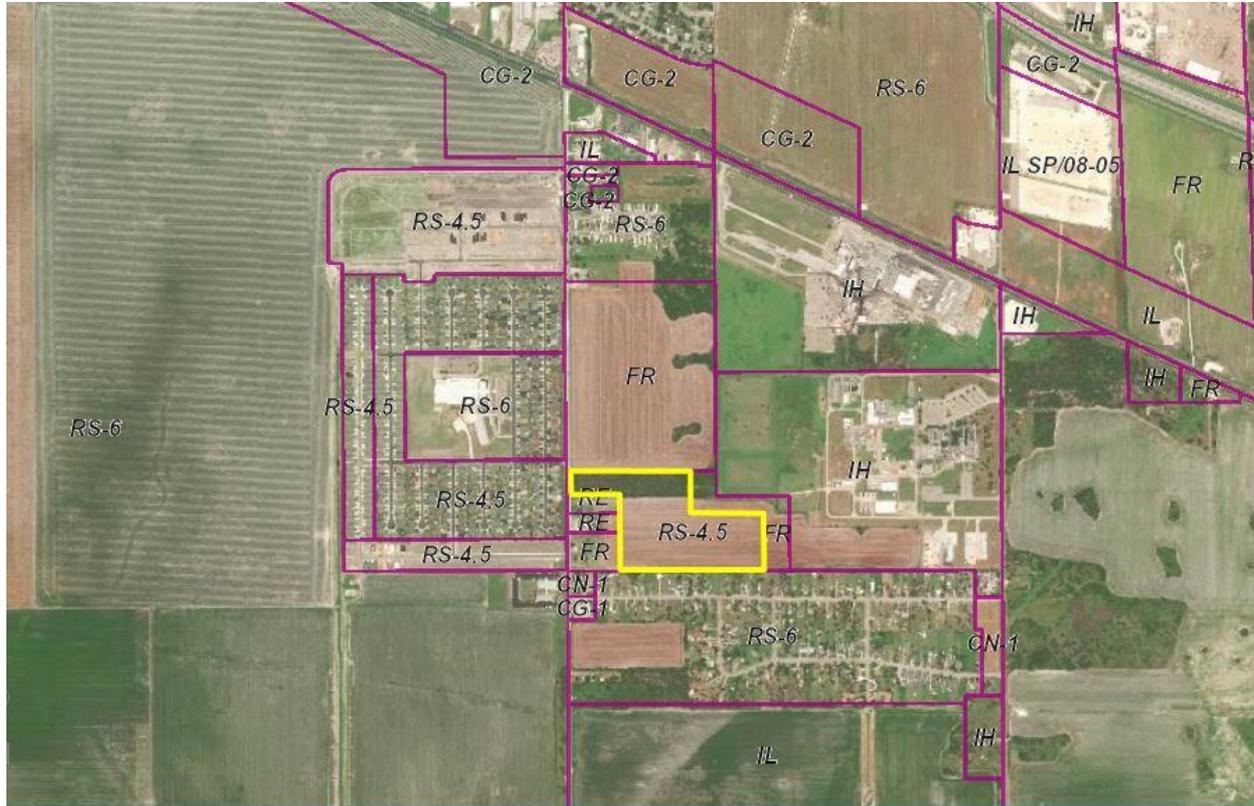


# UTP Streets



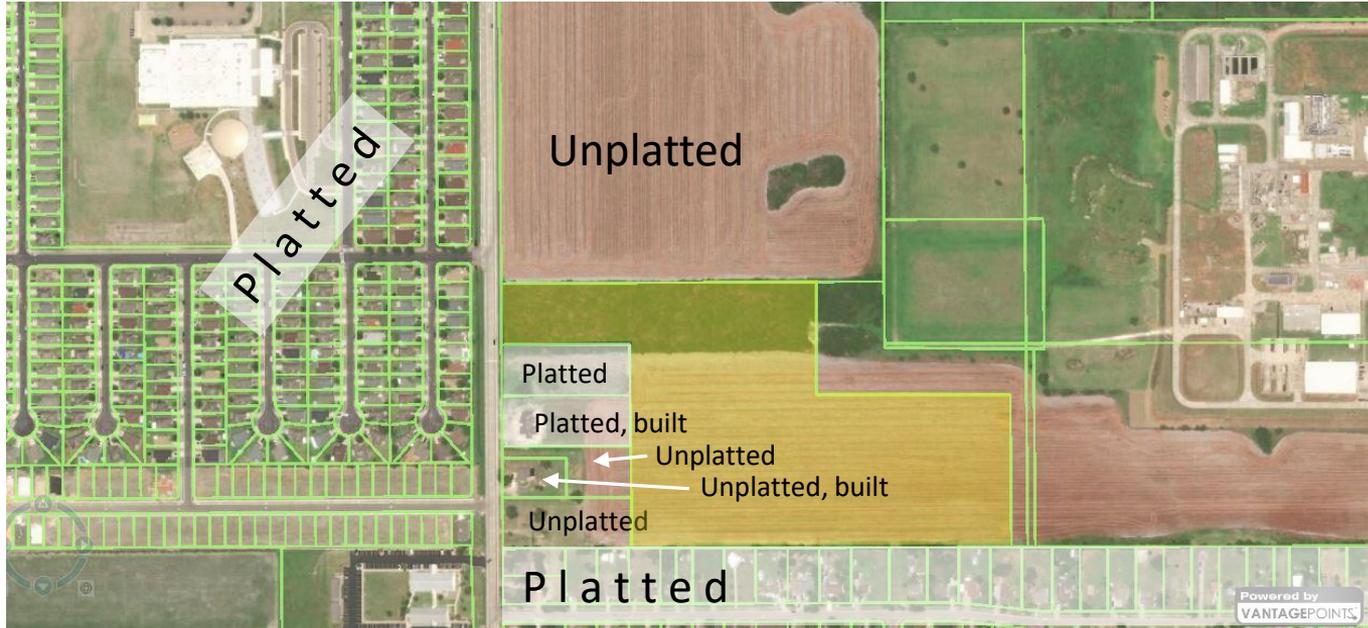


# Zoning



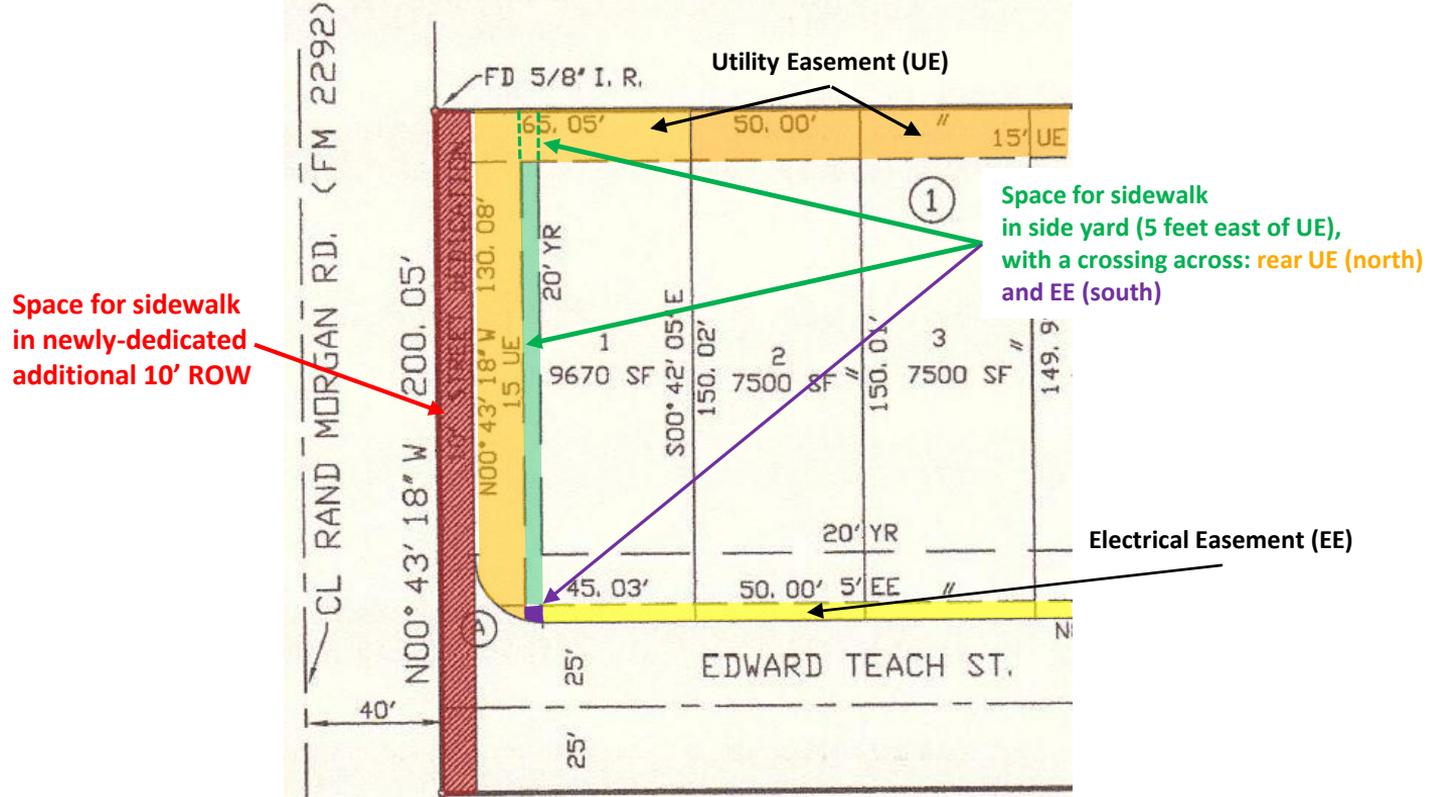


# Platting





# Plat Detail: Space Along Rand Morgan Rd. for Sidewalk





# Street View: Looking North on Rand Morgan Rd





# Street View: Looking East on Rand Morgan Rd



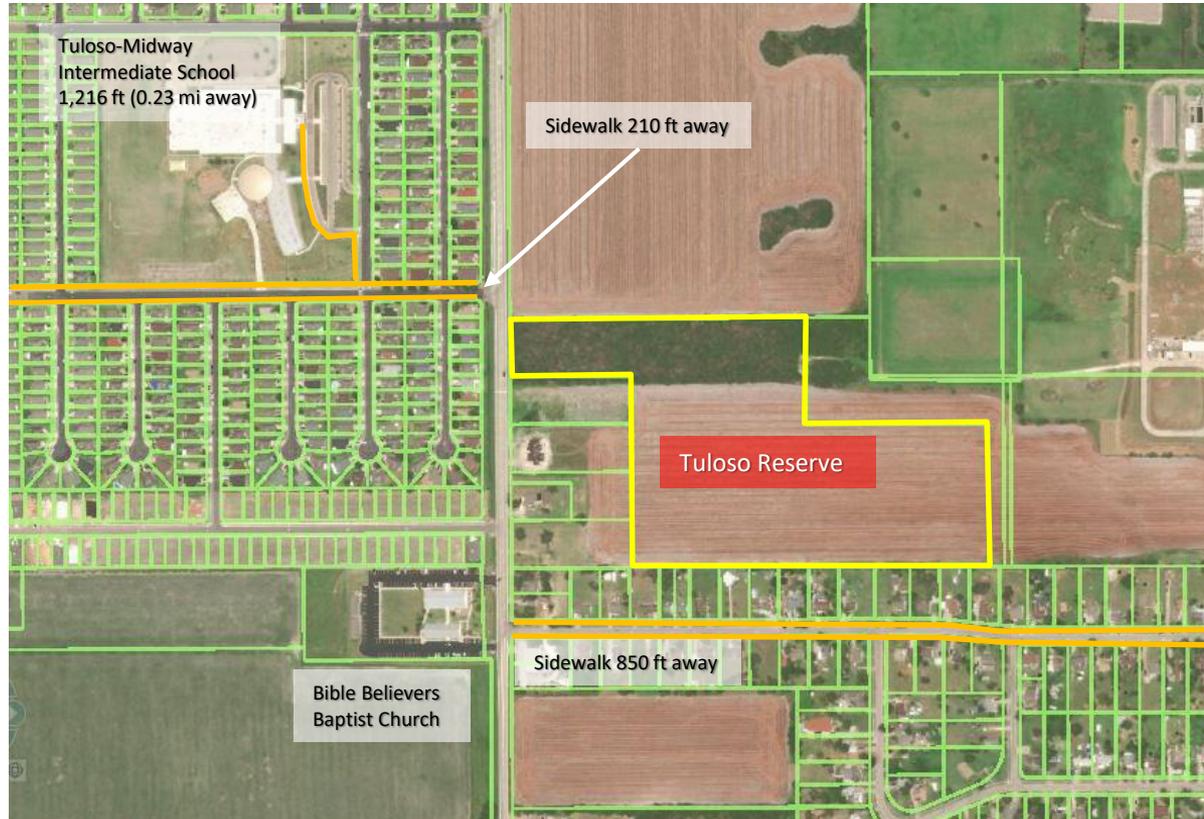


# Street View: Looking South on Rand Morgan Rd





# Neighborhood





# Neighborhood Detail





# Factors in Sidewalk Waiver

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## Factors in Support of Waiver from Sidewalk Requirement

- Applicant states belief that the proposed sidewalk would be removed and replaced when Rand Morgan Rd is widened in the near future
- No adjacent sidewalk along Rand Morgan Rd
- Land to the south is already platted
- No bus/transit stops
- Not on the ADA Master Plan
- Not on the Mobility Plan
- No crosswalk or traffic signal to facilitate crossing Rand Morgan into neighboring subdivision
- TxDOT states that ditch drainage in right-of-way excludes sidewalk

## Factors Against Sidewalk Waiver (in favor of sidewalk construction)

- Rand Morgan is an A2 Arterial, requiring sidewalk per UDC Table 8.2.1.C.
- Area zoned residential
- 200 feet from sidewalk network in western neighboring subdivision; 650 feet from Tuloso-Midway Intermediate School sidewalk; 850 feet from McNorton sidewalk
- Rand Morgan is in a school zone running the length of the subdivision's frontage
- Land to the north is unplatted; sidewalk would be required when that property is platted.
- The Municipal Maintenance Agreement (MMA) between TxDOT and City does not prohibit sidewalk
- No plan for expansion of Rand Morgan in the next 10 years.
- None of the exceptional conditions for sidewalk waiver listed in UDC 8.2.2.B exist in this case.
- 10 ft. additional ROW dedication can be used for sidewalk
- Plan CC: Vision for Transportation and Mobility: "connected networks of good streets and sidewalks, safe bicycle routes"



## UDC 8.2.2.B Exceptional Conditions for Sidewalk Waiver Do Not Exist in this Case

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- Permanent dead-end street with access to paved hike/bike trail
- Streets where each lot has direct access from side or rear to a paved hike/bike trail
- Residential subdivisions in FR and RE zoning districts
- Private streets: sidewalk on one side allowed if 6-foot wide and approved by Ass't City Manager of Dev. Services



# Plat Waiver UDC 3.8.3.D

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- **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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# Staff Recommendation

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## **Staff recommends denial of the request for 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