



Sidewalks

Presentation on Ideas for UDC Amendment

Planning Commission Meeting
January 23, 2019



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”



Sidewalk Requirement in 8.2.2.A

8.2.2. Sidewalks

A. Required Improvements

1. Concrete sidewalks, having a width of not less than 4 feet and thickness of not less than 4 inches, shall be constructed in accordance with **Subsection 8.2.1.B**, Street Right-of-Way Dimensional Standards, and the ADA Master Plan, within all subdivisions except as provided below.
 - a. Within industrial subdivisions, sidewalks having a width of not less than 4 feet and thickness of not less than 4 inches shall be required only on streets that meet any of the following conditions:
 - i. Streets that are in the Urban Transportation Plan as arterials or collectors;



Sidewalk Requirement in 8.2.2.A (cont'd)

- ii. Through-streets that either are connecting to existing streets or to proposed arterials or collectors; or
 - iii. Perimeter streets where a sidewalk presently exists to the boundary of industrial subdivisions.
 - 2. All required sidewalks generally shall be 1 foot from the property line within the street right-of-way (unless otherwise approved) and shall extend along all street frontages, including the side of corner lots and block ends. If it is impractical for the developer to provide sidewalks on the side lot lines abutting major thoroughfares or drainage ditches, sidewalks shall not be required at such locations.
 - 3. All paved hike and bike trails shall satisfy the minimum construction specifications for sidewalks of the City.
 - 4. Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks.
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Sidewalk Exceptions in 8.2.2.B

B. Exceptions for Required Sidewalk Improvements

A waiver may be granted to the standard in [paragraph 8.2.2.A](#) in accordance with [paragraph 3.8.3.D](#) and only when the following conditions are satisfied:

1. Sidewalks shall not be required along each side of a street right-of-way where such street is a permanent dead-end street and where there is pedestrian access from the permanent dead-end street to a paved hike and bike trail. In such instance, a sidewalk only shall be required on one side of the street right-of-way.
2. Sidewalks shall not be required along street rights-of-way where each lot fronting on such street has direct access from the side or rear to a paved hike and bike trail.
3. Sidewalks shall not be required for residential subdivisions in the Farm-Rural and Residential Estate zoning districts.
4. Sidewalks adjacent to private streets may be allowed to be placed on only one side of the street if the sidewalk width is 6 feet or greater and approved by the Assistant City Manager of Development Services.



Sidewalk Requirement in Street Standards Tables

Table 8.2.1.B Local Street Standards

Local Street Section Type	Right of Way Width	Planting/Utility Area	Street Section Width (BC)	Bump-Out *	Required Sidewalk Width	Tied Sidewalk	Sidewalk Required Both sides	Thru Lane	Traffic Lanes	Parking Spaces Allowed	Design Speed (MPH)	Max Trips/Day and Max Length	Cul-de-sac and Max Length
L-1A	50 feet	6 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	Yes **	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1B	50 feet	7 feet	28 feet	6 feet	4 feet	Required	Yes **	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1C	46 feet	7 feet	28 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1D	46 feet	7 feet	28 feet	6 feet	4 feet	Required	No	One	2-way	Two	25	1,600 trips/day- NTE 2,640 feet	Yes (800')
L-1E	40 feet	7 feet	22 feet	With= 6 feet Without = 0 feet	4 feet	Not Allowed	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No
L-1F	40 feet	7 feet	22 feet	6 feet	4 feet	Required	No	One	1-way	One	25	800 trips/day- NTE 1,320 feet	No

* Bump-Out spacing parallel to curb: Minimum 150 feet, Maximum 300 feet
 **Sidewalks not required on Residential Estate Zoning District, unless required for ADA compliance.

[Illustrations for each local street section are provided in the Appendix to Article 8]



Sidewalk Requirement in Street Standards Tables

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)



Sidewalk Requirement in Street Standards Tables

Table 8.2.1.D Rural Street Standards

	ROW Width (ft.)	Pavement Width (ft.)	Lanes	V-Ditch or Left Turn	Bikeway Capable	Sidewalk*	Roadside Ditch Width
Local rural Streets	60	26	2	--	No	No	34
Minor Rural Arterial (RA1)	125	44	2	--	No	No	40.5
Secondary Rural (RA2)	150	82	4	Center turn	No shoulder	No	41.5
Primary Rural Arterial (RA3)	250	76	4	Median v-ditch	No shoulder	No	48

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Contradictions in UDC

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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
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Possible Criteria for Exception to Sidewalk Requirement

1. Local streets only are eligible (50 ft. ROW and less)
2. Residential Single-Family and Two-Family Zoned properties only
3. At least 75% of the block face (as measured by number of lots or by linear footage) does not have sidewalk
4. At least 75% of the lots are developed with existing primary structures
5. In cases where there are topographical challenges or other specific circumstances related to the land, drainage, or other utilities, the Director may approve an alternative pedestrian plan (for example, requiring an access easement on the property if there is insufficient right-of-way for sidewalk)



Possible Criteria for Exception to Sidewalk Requirement

- If the following factors exist, then exception does not apply:
 - Street on ADA Master Plan
 - Street on Mobility Plan
 - Street on UTP



Other Factors to Consider

- Date of original plat. (Sidewalk requirement adopted 3/23/1955)
- Adjacency / proximity to existing sidewalk
- If capital improvement project imminent, require cash in lieu of construction
- Proximity (CCISD bus pick-up standard, or “Pedshed” 0.25 mile away) to the following:
 - Schools, public/civic uses, commercial uses, mixed-use, employment, or neighborhood amenities
- Require sidewalk on corner lots
- Traffic Impact Analysis: consider allowing sidewalk and curb ramps as mitigation measures
- Note: for TxDOT right-of-way, City is allowed to require sidewalks; maintenance responsibility is City’s
 - City requires adjacent land owners to maintain sidewalks per UDC



Case Studies

- Roblex (Industrial)
- Padre Island Point Tesoro Unit 1
- Laguna Business Center



Roblex (PC 9/5/2018)



- Industrial-zoned property, but the street is a UTP collector, and connects two UTP collectors (Flato and Highway frontage road)
 - Commercial uses are allowed in Industrial-zoned districts
 - Consider keeping the sidewalk requirement for Industrial areas with Collectors and Arterials
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Padre-Island CC Pt Tesoro Unit 1 (PC 9/5/2018)



- Satisfies Criteria 1-4
- Good candidate for UDC exception, without waiver process



Laguna Business Center (PC 1/9/2019)





Laguna Business Center (PC 1/9/2019)





Continue to allow Plat Waiver requests per UDC 3.8.3.D,
for harder cases

- **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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Sidewalks

Discussion