



UDC Update Request Application

Part 1. Applicant Information

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Signature:  Date: 05/01/15
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC (Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- Completed Rule Interpretation Determination (RID)
- Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- Modify procedures and standards for workability and administrative efficiency
- Eliminate unnecessary development costs
- Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

This amendment regarding secondary access is being proposed to clarify certain conditions being typically applied and to formalize general application policies of the City of San Antonio and Bexar County related to secondary access.

CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE, SECTION 35-506(e)(7)

EXISTING

(7) **Secondary Access.** At least one (1) access point into a single-family residential subdivision shall be provided for every two thousand six hundred forty (2,640) feet (one-half mile) of frontage. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, a secondary access will be required. The secondary access shall meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

PROPOSED

(7) **Secondary/Additional Access.** At least one (1) access point into a single-family residential subdivision shall be provided for every two thousand six hundred forty (2,640) feet (one-half mile) of frontage. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units, additional access points to an existing and/or proposed collector and/or arterial street shall be required and constitutes secondary access as noted in subsections (A) through (C). ~~secondary access will be required.~~ The secondary/additional access shall function in the same manner meet the same requirements as the primary access (an entry for emergency purposes only shall not be allowed in place of a secondary access.)

A. Buildable lots or dwelling units. Developments exceeding one hundred twenty-five (125) buildable lots or dwelling units shall provide secondary access.

1. For multi-phase developments with a Master Development Plan or Planned Unit Development Plan that has been approved by the City of San Antonio, the construction of the permanent secondary access point(s) may be deferred under the following conditions while development is on-going:
 - i. When subdivision plats associated with the Master Development Plan or Planned Unit Development Plan exceed 125 buildable lots but are less than 250 buildable lots, a temporary emergency access road should be identified in accordance with subsection (B). A performance guarantee for the cost to construct the temporary emergency access road in accordance with Section 35-437 can be provided in lieu of constructing the temporary emergency access road. The construction of a temporary emergency access road will be required at the end of the warranty period for the most recent associated subdivision plat that exceeded 125 buildable lots cumulative in the development if construction of a connecting unit has not started; or
 - ii. When subdivision plats associated with the Master Development Plan or Planned Unit Development exceed 250 buildable lots but are less than 500 buildable lots, a temporary emergency access road must be constructed in accordance with subsection (B).
2. Temporary emergency access shall not be allowed for developments without a Master Development Plan or a Planned Unit Development Plan.
3. Permanent secondary/additional access must be constructed no later than at the time of construction of the infrastructure associated with the final plat for the development.

B. Temporary Emergency Access Road. When allowed in subsection (A), the following minimum criteria shall apply to the construction of the temporary emergency access road:

1. Pavement/Drainage Design:

- i. Locate within a Private Easement;
- ii. Minimum 20 feet unobstructed width;
- iii. Design to support 75,000 pounds of total load;
- iv. 6" Moisture conditioned subgrade, geotextile reinforcing fabric underlayment, or lime-treatment may be used for subgrade as determined by the project engineer;
- v. 6" Aggregate Base Type A, Grade 1 or Grade 2;
- vi. 1.5" Type D HMA, 2" Type C HMA, or Two-Course Chip Seal following TxDOT Specifications;
- vii. Finished surface to follow natural grade of the land to the extent practicable up to a maximum slope of 12%; and
- viii. Provisions for surface drainage shall also be provided where necessary, as determined by the project engineer.

2. Other Criteria:

- i. Minimum Vertical Clearance shall be 13 feet and 6 inches;
- ii. A crash gate or knock box gate may be used; and
- iii. Signage as required to identify the emergency access location and route must be provided.

C. Schools. Schools shall be provided an additional access based on requirements of the Traffic Impact Analysis. Temporary access roads cannot serve as additional access for a school.