



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966




Rule Interpretation Determination

Determination #: 2017-005
Title: Dead-end Collector or Arterial for Secondary Access RID
Drafted by: *Land Development Engineering*
Rule in Question: UDC 35-506(e)(7)

Department Action: This RID is intended to provide clarification on the use of collectors or arterial streets to meet secondary access and meet other sections of the UDC related to street network and hierarchy requirements. The department concurs with staff's position as presented below and subsequently will be applying the minimum requirements as described. Subdivisions which exceed one hundred twenty-five (125) dwelling units are required to provide secondary access under the terms of this section. In the case where a development is required to extend a collector or arterial street into the proposed subdivision in order to provide sufficient capacity, connectivity or hierarchy requirements, the proposed collector or arterial will not be immediately required to be fully extended as shown and approved by the respective MDP or PUD, but instead extend the collector or arterial street in accordance with the MDP or PUD phasing as approved. The extension of a collector or arterial street will provide the capacity and connectivity during the phased development of the tract until an additional access point is provided during the phase development of the project as described in 35-506(e)(7)(A). In the case where dead-end streets have been approved, but the right-of-way associated with the remaining extension can be dedicated, then the right-of-way shall be platted at the request of the City or County in the ETJ with no street plans or fiscal guarantee to ensure access for future build-out of the roadway extension. In the case where there is no subsequent MDP or PUD, the development must comply with the secondary access requirements or submit a variance to the Planning Commission.

Historically, the use of dead-end collectors or arterials adjacent to or extended into the proposed development has been used as a main branch with multiple connections in order to meet the secondary access requirement. However, the number of homes or dwelling units allowed above one hundred twenty-five (125) units has never been determined. Therefore, due to safety concerns and operations of the transportation system, the maximum number of units allowed without providing another secondary access into the development due to access constraints and using the dead-end collector or arterial shall be five hundred 500 dwelling units. The applicant may also provide a traffic analysis to show that more dwelling units can have access to the dead-end collector or arterial through the adjacent intersection and maintain a level of service "C". TCI must review and approve the traffic analysis to allow more than five hundred (500) dwelling units.



Michael Shannon, P.E., CBO
Development Services Director



Date

Effective Date of Determination: *(Immediately)*

Please note RIDs often result in direct or related UDC amendments to codify the clarification addressed within the RID. RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.

Staff Analysis: Staff's position is that the use of a dead-end collector or arterial has previously been used to meet secondary access. The collector or arterial shall have the capacity and ability to meet secondary access by making multiple connections to it, but due to safety concerns and the operation of the transportation system, it shall be limited to 500 dwelling units.

Developments exceeding 500 dwelling units shall provide an alternative secondary access to another road with ample capacity to handle the additional traffic during an emergency. It has been determined that phase development has options clearly described in section 35-506(e)(7)(A) in the construction phases; however when a development is not part of an MDP or PUD, then the alternative mentioned above shall be allowed to satisfy the secondary requirements by means of an administrative exception/variance request (AEVR) application approved by the Director.

Staff Position and Interpretation:

Staff finds that in the cases where multiple access are unavailable to the development, then the use of a dead-end collector road shall be sufficient to meet secondary access for developments not exceeding 500 dwelling units. The Collector street section shall be based on street capacity and designed per table 506-3 as a Collector Road. The applicant can also provide a traffic analysis to show that more dwelling units can have access to the collector through the adjacent intersection and maintain a level of service "C". TCI must review and approve the traffic analysis to allow more than 500 dwelling units. The requirements by section 35-506(e)(7) for single family, multi-family, or school developments limit the development to 125 units or less or specifies that the development provide an alternative road extension as a means for secondary access. An administrative exception may be granted by the Director to a development that meets all the requirements of 35-506(e)(7)(E)(2). However, for residential subdivisions in the unincorporated area of Bexar County that have 1,000 or more lots will require secondary access for emergency use by the Bexar County Commissioners Court as per Texas Local Government Code Section 232.0034. In an effort to further clarify, we have included exhibits attached for clarification purposes.

The exhibits show an existing dead-end arterial in which 3 developments are connecting to it.

We will assume that the existing arterial had met one of the exceptions to not extend the arterial any further (exhibit shows floodplain).

- Exhibit "A" is the ideal scenario per MDP or PUD that will eventually connect and meet secondary access.
- Exhibit "B" is the common tract that has limited access and will not connect anywhere else. We can say that it will fall under the exceptions listed in the exhibit and will require an AEVR to dead-end within the development and serve 500 dwelling units. The applicant can also provide a traffic analysis to show that more dwelling units can have access to the collector through the intersection and maintain a level of service "C". TCI must review and approve the traffic analysis to allow more than 500 dwelling units. We will also assume that this development has no access to any of the adjacent developments or land.
- Exhibit "C" is the typical development within a phased development or standalone development adjacent to a dead-end collector or arterial. Under section 35-506(e)(7)(E) Exception 1, this second connection to the arterial does not meet secondary access. However, if the dead-end collector or arterial was allowed to dead-end through an AEVR, then the second connection should suffice as secondary access. Exception 2 gives the list of reasons why the street could not be extended.

Future Potential UDC Amendments:

Section 35-506(e)(7) of the Unified Development Code (UDC) shall be amended as follows:

(7)Secondary/Additional Access. Where a single-family residential or multi-family subdivision exceeds one hundred twenty five (125) dwelling units additional access points to an existing or proposed collector or arterial street shall be required. In cases of limited frontage and/or where no additional access may be obtained despite reasonable efforts, the following options may be considered by the applicant:

- An administrative exception in accordance with Section 35-506(e)(7)(E) may be granted to allow a proposed collector or arterial street to be extended into and across the proposed development in order to provide for additional street capacity and as a means for access.

- The use of an existing or proposed dead-end collector or arterial shall be allowed to meet secondary access by making multiple connections to it, but for dead-end collectors the number of units to be served shall be limited to 500 dwelling units with an approved AEVR by the Director. The applicant may also provide a traffic analysis to show that more dwelling units can have access to the collector through the intersection and maintain a level of service "C".

Transportation & Capital Improvements Department must review and approve the traffic analysis to allow more than 500 dwelling units.

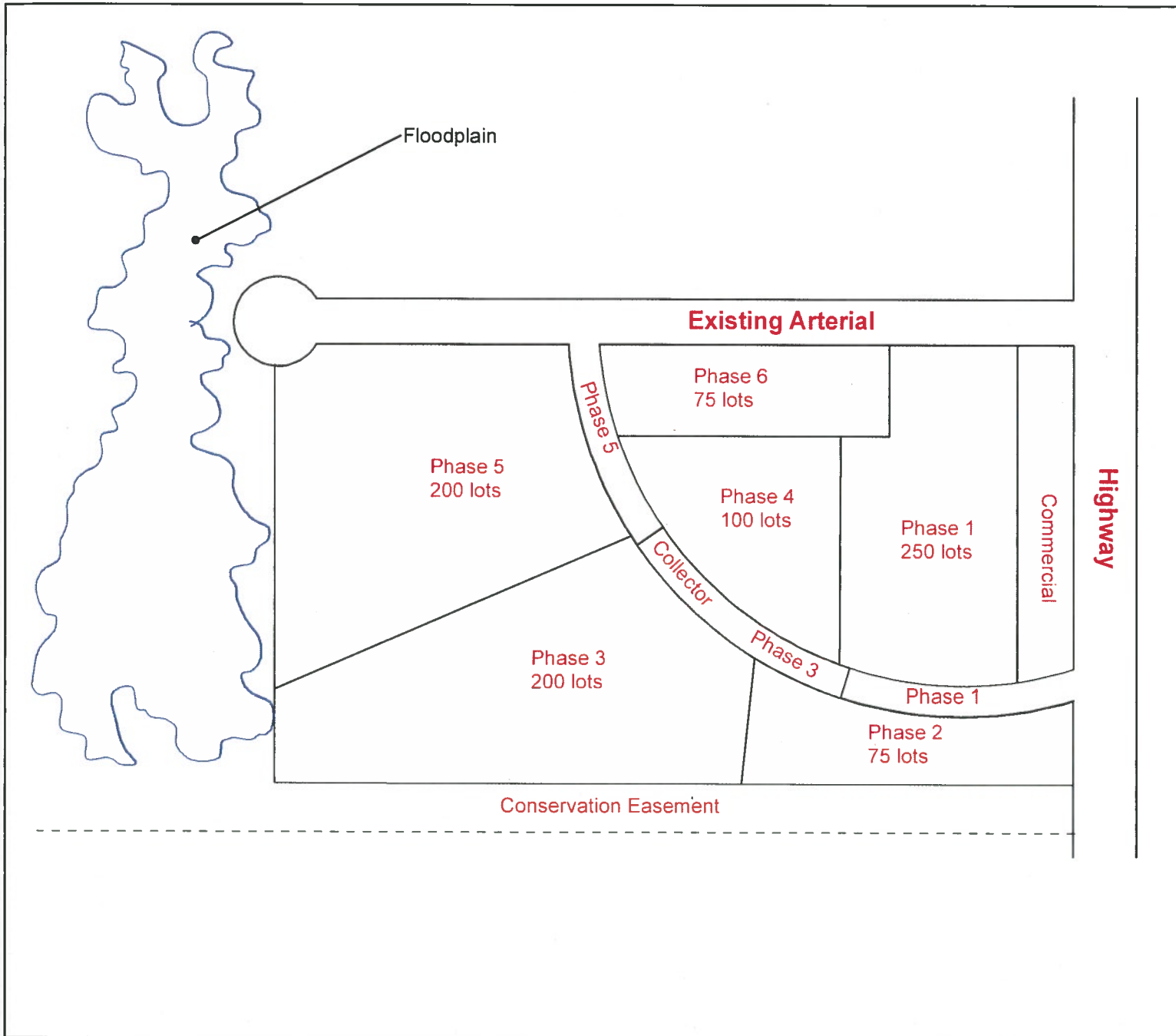
When a new subdivision is proposed as part of a phased development which requires an MDP or PUD that will exceed one hundred twenty five (125) buildable lots or units and where the proposed phase is connecting only to prior phases of the overall development and not to any collector or arterial, then the proposed phase or new unit of the subdivision will be required to have a secondary access for connectivity in accordance with Section 35-506(e)(7)(A).

All new collectors or arterials not extended for secondary access requirements shall be extended to a point where it is required for street capacity at which point a street meeting the necessary traffic demands may be extended to the adjoining properties. When connecting to existing adjacent dead end streets the same section shall be extended into the proposed development to a point where traffic demands dictate or allow for a different street classification. In the case where dead-end streets cannot be extended, but the right-of-way associated with the remaining extension can be dedicated, then the right-of-way shall be platted at the request of the City or County in

the ETJ with no street plans or fiscal guarantee to ensure access for future build-out of the roadway extension.

In the case where a development is required to extend a collector or arterial street into the proposed subdivision in order to provide sufficient capacity, connectivity or hierarchy requirements, the proposed collector or arterial will not be immediately required to be fully extended as shown and approved by the respective MDP or PUD, but instead extend the collector or arterial street in accordance with the MDP or PUD phasing as approved.

Exhibit "A"

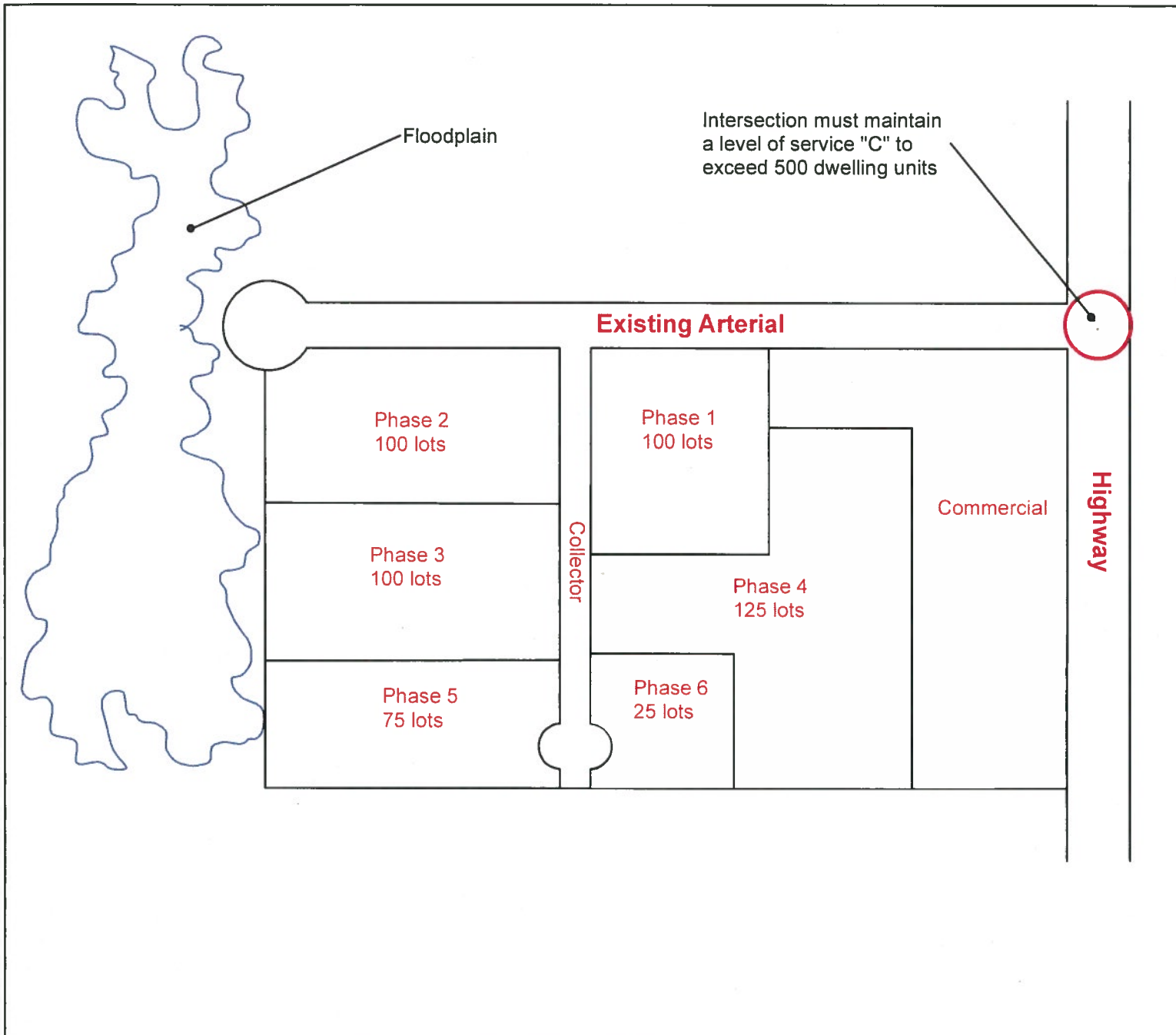


This phased development by virtue of a MDP or PUD will not need an AEVR for permanent secondary access of the collector or arterial once the development exceeds 500 dwelling units

Temporary access is still required as per section 35-506(e)(7)(B) for the internal connectivity

Multiple connections to the internal collector or arterial shall meet secondary access

Exhibit "B"



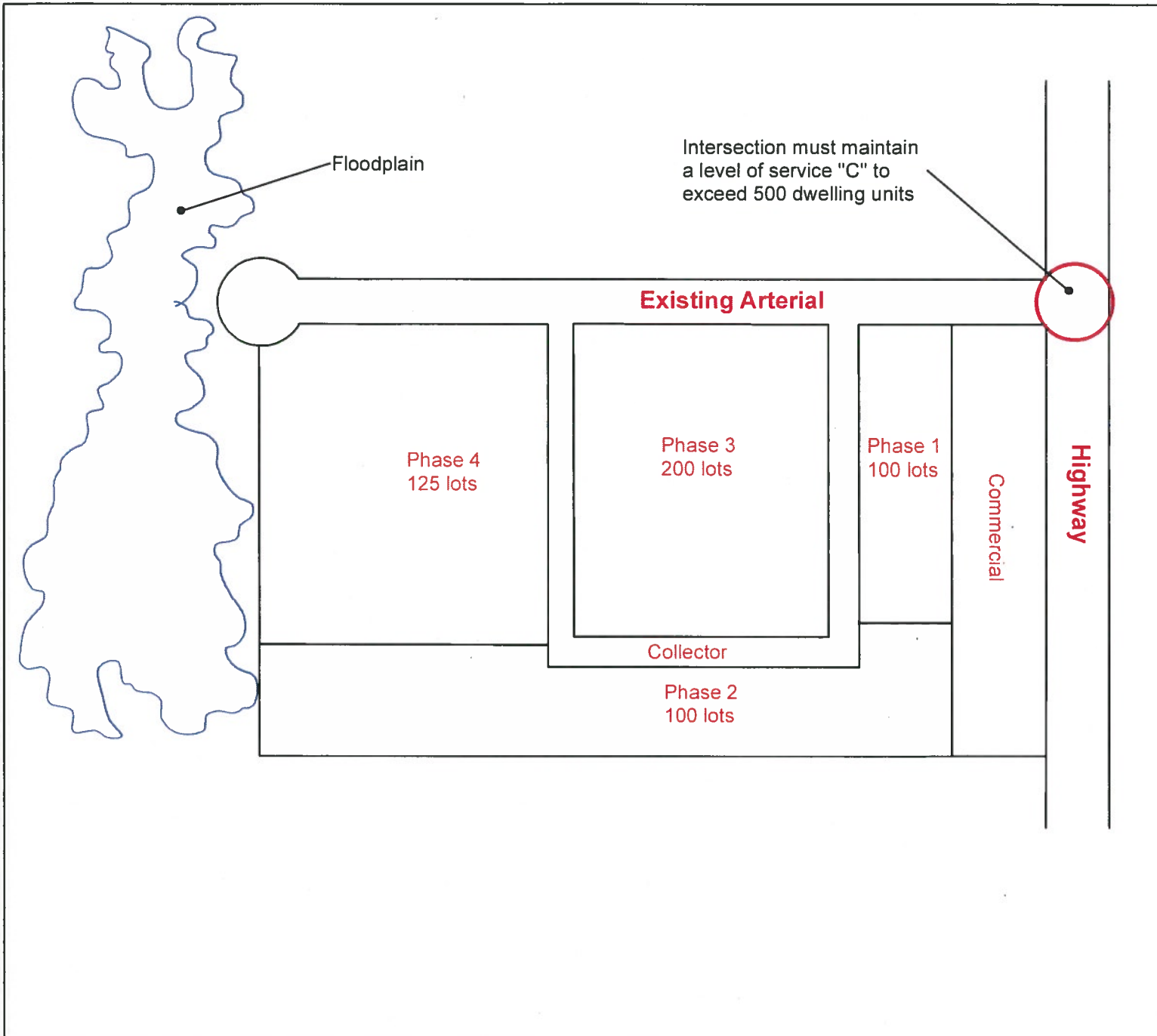
This development must submit an AEVR to ensure compliancy with the exceptions in 35-506(e)(7)E

A dead-end collector can exceed 500 dwelling units provided a traffic analysis is submitted to TCI to determine if the adjacent intersection can maintain a level of service "C"

Temporary access is still required as per section 35-506(e)(7)(B) for the internal connectivity

Multiple connections to the internal collector or arterial shall meet secondary access

Exhibit "C"



This development must submit an AEVR to ensure compliancy with the exceptions in 35-506(e)(7)E

A collector that connects twice into the dead-end arterial can exceed 500 dwelling units provided a traffic analysis is submitted to TCI to determine if the adjacent intersection can maintain a level of service "C"

Temporary access is still required as per section 35-506(e)(7)(B) for the internal connectivity

Multiple connections to the internal collector or arterial shall meet secondary access