



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



Rule Interpretation Determination

Determination #: 2017-007
Title: Secondary/ Additional Access RID
Drafted by: Land Development Engineering
Rule in Question: UDC 35-506(e)(7)

Department Action: This RID is for clarification purposes and includes a suggested UDC amendment. 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 has less than four hundred (400) feet of frontage to an existing collector or arterial, the proposed subdivision will still be required to meet the secondary/additional access requirements in order to provide sufficient capacity and connectivity.

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 RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.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 section 35-506(e)(7) is being misinterpreted to cause an understanding that single family, multi family, or school developments that are adjacent to only one existing collector or arterial street and also have less than four hundred (400) feet of frontage to that collector or arterial, are thereby exempt from the secondary access requirement, even though such developments exceed one hundred twenty five (125) buildable lots or dwelling units. Staff finds after research that this interpretation was not the intent of the section and this RID is needed to clarify that intent. Section 35-506(e)(7) of the UDC states the following:

(7)Secondary/Additional Access. Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units and has a minimum of four hundred (400) feet of frontage, additional access points to an existing and/or proposed collector and/or arterial street shall be required.

Staff Position and Interpretation:

Staff finds that the intent of this section was not to exempt developments that have less than four hundred (400) feet of frontage to an existing collector or arterial street from having to provide a secondary access. Rather, the intent was to specify that where there is insufficient frontage to allow a development to connect to the existing collector or arterial twice as required by section 35-506(e)(7) for single family, multi family, or school developments, then the development will be required to extend a street into the proposed development in order to provide for additional street capacity as a means for secondary access or meet all the requirements of 35-506(e)(7)(E). It will first be the responsibility of the proponent of the development to demonstrate that all reasonable efforts have been made to obtain an additional access to the existing collector or arterial (or other projecting street from an existing development) and that the result of such efforts has been unsuccessful. Documentation in the form of letters, emails or other communications to property owners of record will be accepted. However, if unplatted property is adjacent to the development seeking an additional access point, the current development will still need to comply with the projecting street provisions of 35-506(e)(2).

Furthermore, it should be clarified that in the case of phased development which requires a MDP or PUD, when a new phase is proposed 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 secondary access for connectivity in accordance with Section 35-506(e)(7)(A).

Future 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 ~~and has a minimum of four hundred (400) feet of frontage~~, additional access points to an existing ~~and/or~~ proposed collector ~~and/or~~ arterial street shall be required.

[for more information and options please see RID #2017-005, since it includes these changes and additional information related to secondary access.]