

Memo

To: Planning and Zoning Commission via Planning Division
From: Jennifer Shortess, P.E., Engineer
Date: October 7, 2022
Re: Recommendation for Waiver to Requirement to Construct Full Length of Sidewalks along Boenig Drive in Graytown Subdivision Units 1A and 2

The developer of the proposed Graytown Unit 1A (on Boenig Drive between Graytown Road and Scenic Lake Drive) has requested a waiver concerning sidewalk requirements contained in the Unified Development Code (UDC). A summary of the waivers and Staff recommendations for each are as follows.

Section 21.14.1.K states that right-of-way dedication for any additional right-of-way shall meet the street width required where proposed subdivision abuts upon an existing street. Graytown Units 1A and 2 are located along the northbound lane of Boenig Drive, a local residential street with a desired right-of-way width of 50 feet. Graytown Unit 1A and 2 are dedicating the required right-of-way for Boenig Drive's desired right-of-way width. However, the properties along the southbound lane of Boenig Drive are located in the City of San Antonio.

Section 21.14.1.P of the UDC requires local residential streets to be constructed with 5 feet width sidewalks on both sides of the local street. Based on neighboring properties outside of the City of Schertz's jurisdiction, placement of sidewalks along the southbound lane of Boenig Drive was not required. Therefore, in lieu of constructing sidewalks on only one side of Boenig from Haightcross to Scenic Lake Drive, Graytown Unit 1A proposes construction of sidewalks on both sides of Boenig from the intersection of Graytown Road 1,300 linear feet south to Haightcross.

Based on the completeness of the proposed roadway section at the intersection of Graytown Road, Staff has determined that the request to not construct a portion of sidewalks within Units 1A and 2 is reasonable and consistent with the complete streets goal.

Therefore, Staff supports the applicant's request to not comply at the time of platting with the UDC requirements to construct a portion of sidewalks to the proposed subdivision.