

Memo

To: Planning and Zoning Commission via Samuel Haas, Planner
From: Jennifer Shortess, P.E., Engineer
Date: December 6, 2022
Re: Recommendation for Waiver to Requirement to Construct Sidewalks and Roadway Improvements for the Core5 Development

The developer of the proposed Core5 Subdivision (on Scenic Lake Drive, approximately 2,500 feet east of the Loop 1604 and IH-10 intersection) has requested a waiver concerning roadway and 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 (ROW) shall meet the street width required where proposed subdivision abuts upon an existing street. Further the minimum dedication and construction costs shall be equal to one-half of the minimum right-of-way and construction costs associated with the proposed street. The Core5 Development is located between Loop 1604 and Scenic Lake Drive near IH-10. The subdivision plat shows dedication of required full right-of-way width for Proposed Secondary Rural Arterial (extension of Binz-Engleman Road) and dedication of the required half ROW width for Scenic Lake Drive (a Commercial Collector).

Section 21.14.1.P of the UDC requires secondary rural arterial to be constructed with 5' width sidewalks on one side and a 10' hike and bike trail on the other side of each street. Based on roadway connections outside of the City of Schertz's jurisdiction, construction of roadways and sidewalks for the full length of property frontage is not required. Therefore, in lieu of constructing roadways and sidewalks from Loop 1604 to the Core5 plat boundary (2,240 linear feet), Core5 proposes construction of roadways and sidewalks from the intersection of Loop 1604 and the Proposed Road a total distance of 1,675 linear feet.

Based on the completeness of the proposed roadway section from intersection of Loop 1604 along the Proposed Road (including sections outside of the City of Schertz), Staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on the Proposed Road. The full street section as proposed provides a greater transportation benefit than the required half street section.

Section 21.14.1.P of the UDC requires commercial collectors to be constructed with 5 feet width sidewalks on one side and a 10' hike and bike trail on the other side of each street. Construction of half of the roadway and sidewalk along one side of Scenic Lake Drive is required along the property

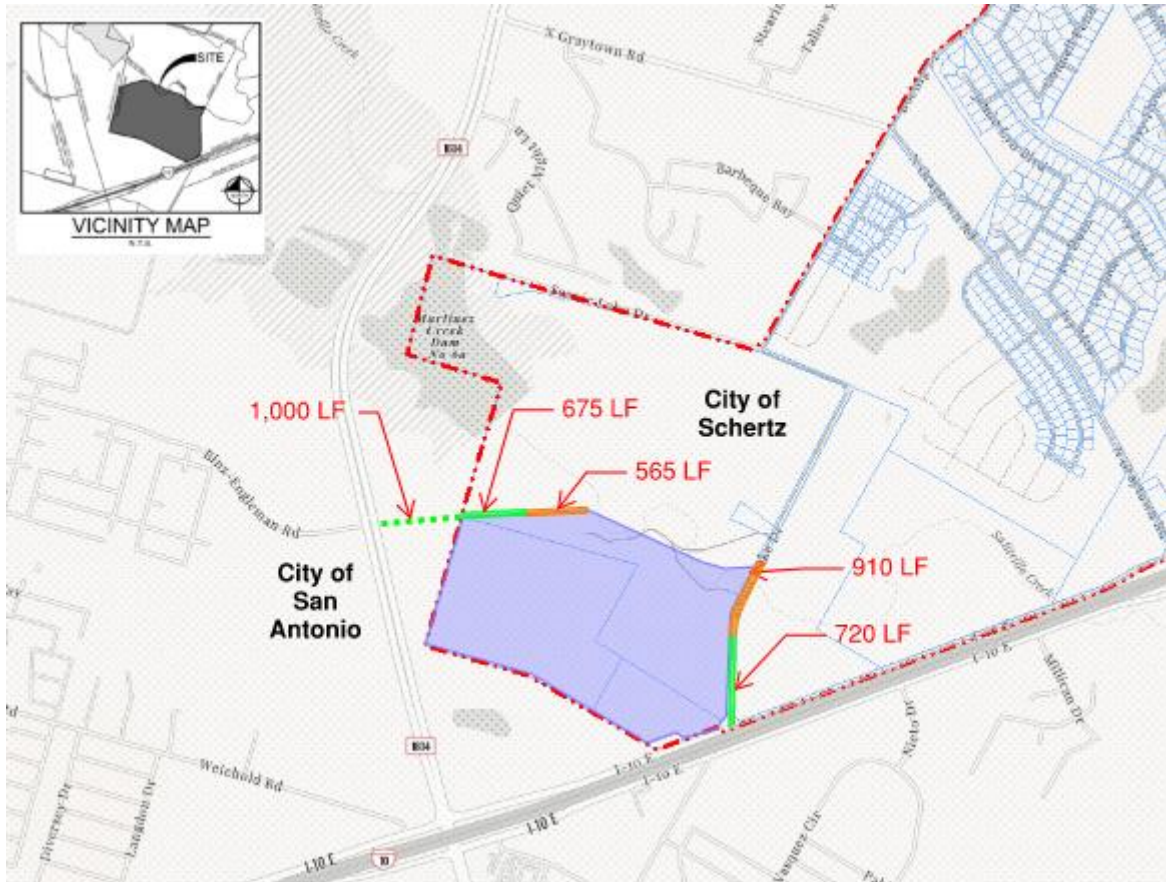
ENGINEERING DEPARTMENT

frontage (1,630 linear feet) is required. However, Core5 proposes construction of the entire roadway, sidewalk, and trail from the intersection of IH-10 access road to the Core5 driveway entrance on Scenic Lake Drive (720 linear feet).

	MTP Roadway Classification	Master Thoroughfare Plan Roadway Section				Half-street improvement width per Sec. 21.14.1.K	Full street improvement with approved waiver
		ROW	Pavement Width	Sidewalk Width	Hike and Bike Trail		
Proposed Road (City of Schertz)	Secondary Rural Arterial	90'	48'	5'	10'	1,240 LF	675 LF
Scenic Lake Drive (City of Schertz)	Commercial Collector	70'	42'	5'	10'	1,630 LF	720 LF
Proposed Road (City of San Antonio)	Secondary Rural Arterial	90'	48'	5'	10'		1,000 LF

Based on the completeness of the proposed roadway section at the intersection of IH-10 Access Road and Scenic Lake Drive, Staff has determined that the request to not construct a portion of roadways and sidewalks is reasonable and consistent with the complete streets goal on Scenic Lake Drive. The full street section as proposed provides a greater transportation benefit than the required half street section.

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



LEGEND:

- Full street section including curb and gutter and sidewalk.
- Right-of-way dedication. Roadway improvement and sidewalk waiver requested.
- Core5 Subdivision Boundary
- Schertz City Limits
- City of San Antonio roadway improvements and sidewalk required.