



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon, Director

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

An appeal of staff denial of an Administrative Exception to exempt a residential subdivision development from the requirement to place a city sidewalk on the west side of the Heath Circle Drive adjacent to development.

SUMMARY:

The Development Services Department has evaluated an application for an administrative exception submitted by Adrian Tames of H&G Homes to exempt the residential subdivision development, Heron Valley Phase 1 from the UDC requirement for public sidewalk along the frontage of adjacent public streets as per UDC Article V, Section 35-506(q)(1)(A) which states, “Sidewalks shall be required on both sides of all streets and the subdivision side of all adjacent or perimeter streets except as specified in subsection (2) below. The applicant cited as the basis for the exemption UDC Section 35-506(q)(2)(D), which states, “Sidewalks shall not be required in the following situations: (D.) On streets utilizing the county road cross-section as allowed in 35-subsection 35-506(b)(1).”

The county road cross section is a road section that has no curbs and has bar ditches on both sides of the roadway for storm water conveyance.

Staff reviewed the relevant code sections and the location for the request and determined that Heath Circle Drive has a variable street cross-section and that it is not consistent throughout or at the specified location with the standard county cross-section. There are sections associated with prior development along Heath Circle Drive where sidewalks have been placed on both sides of the roadway. Furthermore, staff determined that it would be possible to place a standard width sidewalk on the development side of the roadway behind the existing bar ditch and adjacent to the property line without infringing on the drainage capacity of the channel. For these reasons staff denied the request.

BACKGROUND INFORMATION:

During technical review of the plat for the residential subdivision, Heron Valley Phase 1, (Plat 24-11800389), it was identified by staff that sidewalk improvements would be required along the west right-of-way of the adjacent perimeter street, "Heath Circle Drive" along the frontage of the proposed subdivision for the full extents of the property. Heath Circle Drive is a Local B roadway with a variable width right-of-way of approximately 60 feet. The two-lane roadway is approximately 30 feet in width.

The frontage of the subdivision along Heath Circle Drive is approximately 480 Linear Feet and as per Table 506-3, "Street Design Standards," a six-foot-wide sidewalk is required.

Exhibit A shows an overview of the street at the subdivision location and extents of frontage.

Exhibit B shows a street view of the Heath Circle Drive at the location of the development facing north.

ISSUE:

The review and consideration of an application for an Administrative Exception is done in accordance with Unified Development Code section 35-501(c)(1-3), the code states that when such exception is not granted, appeal authority for a variance is granted to the Planning Commission.

ALTERNATIVES:

Planning Commission is asked to determine whether staff made the correct decision in denying the request for an administrative exception. The Planning Commission may choose to uphold staff's decision or reverse staff's decision, in whole or in part.

RECOMMENDATION:

Staff recommends Denial of the appeal based on the following:

- Placement of sidewalks are in the public interest in creating walkable spaces for connectivity and the use of multiple modes of transportation.
- The code requires the placement and the exemption requested is not applicable because the road is not consistently a county road section.
- Sidewalk can be constructed adjacent to the property line without obstructing drainage from the roadway or from the development site.