

## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** November 1, 2018  
**SUBJECT:** Discuss standards and regulations for cross access easements and property access.  
**PRESENTER:** Clayton Comstock, Planning Director

### **GENERAL DESCRIPTION:**

The Development Review Committee (DRC) continually monitors building, land use, and other development issues throughout the city. As part of several site plan and subdivision plat reviews this year, the DRC discussed the lack of a uniform standard for cross access easements and general access to properties.

Cross-access connections allow motorists to circulate between adjacent properties without having to reenter the primary street. These connections improve the overall ease of access to development and reduce the need for individual driveways. This results in improved safety by minimizing the number of vehicles turning off and onto the street, allowing through traffic to flow more efficiently. When medians are installed in major arterials such as Precinct Line Road, Davis Boulevard, and Boulevard 26, such cross access also allows motorists to access median openings and signalized intersections.

As North Richland Hills approaches build-out and properties begin to redevelop, the DRC noted several areas of interest:

- Maintain reasonable vehicular access to streets while prohibiting the indiscriminate location and spacing of driveways;
- Reduce barriers for redevelopment of properties by providing adequate access for all properties;
- Use of reserve strips to block access to public facilities such as streets;
- Lower the potential for fragmentary and piecemeal development patterns.

The DRC sought City Council's input and direction on whether updates to the subdivision regulations should be considered to address cross access easements and property access. City Council directed staff to prepare updates for consideration, which will be presented to the Planning and Zoning Commission at a future meeting.

The purpose of this work session item is to receive any initial feedback from the Commission on the topic prior to city staff drafting any regulation.