



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** November 15, 2018

SUBJECT: TR 2018-01 Public hearing to consider amendments to Article X Required Improvements, Section 110-361 General Infrastructure Policy, and Article XI Design Criteria, Section 110-412 Generally, of the North Richland Hills Subdivision Regulations regarding cross access easements and property access.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Revisions are proposed to the subdivision ordinance related to Article X Required Improvements, Section 110-361 General Infrastructure Policy, and Article XI Design Criteria, Section 110-412 Generally. The revisions would change requirements and standards related to reserve strips of property and cross access easements.

GENERAL DESCRIPTION:

Cross-access connections allow motorists to circulate between adjacent commercial properties without having to reenter a public street. These connections improve the overall safety of the city's major commercial corridors by providing motorists access to median openings and controlled (i.e. signalized) intersections and potentially reducing the number of driveways along a commercial corridor. Numerous commercial driveways can cause disruptions in the flow of travel and create "conflict points" where motorists slow to exit off the primary street and/or enter that street.

The subdivision regulations do not include a uniform standard for cross access easements and general access to properties. As North Richland Hills approaches build-out and properties begin to redevelop, the proposed amendments would address the following community concerns:

- maintaining reasonable vehicular access to streets while prohibiting the indiscriminate location and spacing of driveways;
- reducing barriers for redevelopment of properties by providing adequate access for all properties;
- prohibiting the use of reserve strips to block access to public facilities such as streets, alleys, and utilities; and,
- lowering the potential for fragmentary and piecemeal development patterns.



A summary of the proposed amendments to the subdivision regulations is below.

- *Article X Required Improvements, Section 110-361 – General infrastructure policy.* Language is added to this section that would prohibit the use of reserve strips of property intended to control access to or egress from other property or interfere with access to public utilities. The intent is to ensure that all properties have access to existing or proposed public facilities.
- *Article XI Design Criteria, Section 110-412 – Generally.* A new section is added to require the dedication of common access easements between or across any lots fronting on an arterial or collector street. The easements would be dedicated by plat or separate instrument. The intent is to minimize the number of access points along the streets and facilitate safe traffic flow between lots.

The complete revised content for each section is attached. The added language is indicated by underlined text.

CITY COUNCIL: The City Council will consider this request at the December 10, 2018, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve TR 2018-01.