



## Planning and Zoning Commission Report Amendments to Section 5.4 of the Unified Development Code

An Amendment to the Unified Development Code was considered during a public hearing at the Planning and Zoning Commission Meeting on December 10, 2024 and January 14, 2025.

Jennifer Shortess presented the amendments to the Unified Development Code. The revisions requested included A) trail requirements for site plan development and subdivision development, B) the minimum width of sidewalks to be increased from 4 feet to 5 feet, and C) removal of waivers for sidewalk construction. Ms. Shortess identified the three documents which require sidewalk and trail construction: the Unified Development Code, Road Adequacy & Access Technical Guidance, and the Parks, Recreation, Open Space and Trails Master Plan.

At the December Planning and Zoning Commission Meeting, there was discussion about the potential amendments to Section 5.4 of the UDC. One concern raised was against greenspace between curbs and the edge of sidewalks, which might become a hindrance to maintenance by property owners. The proposed amendments have been revised to exclude a wider sidewalk where sidewalks are proposed immediately adjacent to curbs. Other concerns presented included the City's current requirements for sidewalks through the development process.

At the January Planning and Zoning Commission meeting, there was emphasis on State and federal regulations which identify passing spaces every 200 feet for 4' width sidewalks. Communities have varying degrees of disabilities which utilize sidewalks and trails. Accessibility standards were implemented in 1961. Additionally, Ms. Shortess noted that the fine for each infraction to the Texas Accessibility Standards is \$5,000 per day. Therefore, there is additional risk associated with requiring a minimum 4-foot width sidewalk. The City's Transition Plan was noted as guiding accessibility standards and complaint processes.

Questions from the commission ranged from general sidewalk requirements to verifying that fees are applied per address and cannot be paid twice. It was noted that TxDOT's minimum sidewalk width is 6 feet. Mr. Felty asked if other cities have similar sidewalk width standards. Information was presented similar to the table below.

Jurisdiction	Residential sidewalk width	Commercial-Industrial sidewalk width
New Braunfels	4'	6'
Schertz	5'	5'
San Marcos	5'	12'
Cibolo	5'	6'
San Antonio	4', if 2' of greenspace is provided; 5' without a greenspace	Varies

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

The Commission had no further discussion.

After consideration of the information given regarding the Amendments to the Unified Development Code, a motion was made, and passed. The amendments presented passed 7-0-0.

**MOTION PASSED 7-0-0**



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Francis Serna  
Planning Assistant



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ATTEST: Jennifer Shortess  
Assistant Director of Capital Projects and Engineering