



# City of Colleyville

## Agenda Briefing

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<b>File Number:</b>	<b>File Type:</b> Resolution	<b>Status:</b> Consent Agenda
<b>Version:</b> 1	<b>Agenda Date:</b> 11/18/2008	<b>Controlling Body:</b> City Council
<b>Requester:</b> Engineering Department	<b>Agenda No.:</b> 4b	<b>Final Action:</b>
<b>File Name:</b> Approval to adopt a supplemental sidewalk system map related to the "Colleyville Pathways Plan"		
<b>Attachments:</b> Colleyville Trails and Sidewalks Committee Recommendations • Supplemental Sidewalk System Map.pdf		

### History of Legislative File

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Version:	Date:	Acting Body:	Action Text:
1	11/18/2008	City Council	

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#### Title

Approval to adopt a supplemental sidewalk system map related to the "Colleyville Pathways Plan"

#### Explanation

##### *Reading and Public Hearing*

The Colleyville Pathways Plan was established in September 2005, with the purpose of identifying a planned trail network within various neighborhoods and to provide necessary connecting sidewalk links between neighborhood schools and trails throughout the community. This plan specifically addresses proposed sidewalk and trail routes on major thoroughfares within the community, and it serves as a guide for advising developers in conjunction with all new developments. This will ensure the future availability of trail and sidewalk connections from residential neighborhoods to local schools, parks, and other key destinations, such as shopping areas, work centers, or recreational areas.

The Land Development Code addresses sidewalk and trail construction requirements for new and redevelopment conditions. It requires that a sidewalk be constructed adjacent to and within public street right-of-way on every lot prior to completion of any primary structure. In addition, the sidewalk must be located within a public access easement in the absence of adequate right-of-way. The Code currently allows a developer to escrow an amount equal to the cost of construction of the sidewalk if it is determined by the City that construction should be deferred to a future date. Over the years, builders have been permitted to escrow the cost of new sidewalks in many areas of the community. This has created numerous missing links along existing residential and commercial roadways. It has been the desire of the Trails and Sidewalks Committee to pursue the construction of new sidewalk segments whenever a lot is subject to new or redevelopment.

The Trails and Sidewalks Committee worked with staff to develop a Supplemental Sidewalk System Map (attached) that clearly identifies locations for construction of sidewalks in areas that are not included in the September 2005 Colleyville Pathways Plan. This map identifies when a sidewalk is required, and indicates which side of the street it should be constructed. Some streets are not recommended for construction of sidewalks, such as existing neighborhoods subject to redevelopment. If adopted by City Council, this supplemental system map will assist staff in providing clear direction to developers. When a property is developed and is subject to inclusion of an adjacent sidewalk section, the developer will be required to construct the sidewalk to City standards regardless of existing terrain and other conditions.

This item was discussed in the November 5, 2008 Pre Council meeting. Staff proposed that the current sidewalk waiver provisions in the Land Development Code be jointly re-evaluated by staff and the Trails and Sidewalks Committee, and subsequently submitted to City Council for consideration of adoption. At City Council's direction, staff and the committee will work with the City Attorney to establish escrow fund requirements and waiver procedures. The Trails and Sidewalks Committee met November 11, 2008 to begin discussions and the work plan. It is anticipated staff will incorporate proposed revisions to the Land Development Code and submit them to City Council for consideration in January 2009.

Staff determined that approval of the Supplemental Sidewalk System Map will provide an effective guide for establishing sidewalk construction requirements at the time of permit submittal by developers throughout the community.

**Financial Impact**

It has been determined that there is no financial impact.

**Recommendation**

Approval

# Colleyville Trails and Sidewalks Committee Recommendations

## Addendum to Colleyville Pathways Plan: Sidewalks Master Map

At the request of City Staff and due to concerns regarding consistent implementation of the Colleyville Pathways Plan and the existing sidewalk ordinance, particularly in regard to redevelopment of existing properties, the Trails & Sidewalks Committee has developed a city-wide Sidewalks Master Map. This would be an addendum to the Colleyville Pathways Plan, which does not *specifically* state where sidewalks must be constructed versus the possibility of being escrowed.

The sidewalk ordinance requires that sidewalks be constructed wherever any kind of new development (or redevelopment) occurs. However, the enforcement of this policy by the City has varied over the years in regards to individual homes, frequently allowing escrow instead of requiring construction. The Sidewalks Master Map was thus created to serve as a guide for city staff in determining whether a sidewalk must be constructed, can be escrowed, or does not require construction on a street-by-street and lot-by-lot basis.

### Factors

The committee spent several work sessions to develop the map, looking at the entire city one neighborhood at a time. The following factors were considered in our decisions, in no particular order:

- Proximity to schools
- Proximity to parks and trails
- Connectivity to existing sidewalks
- Whether the street is a major collector or thoroughfare
- Potential for street reconstruction
- Potential for lot redevelopment
- The need for a sidewalk due to safety concerns
- Requirements of the Colleyville Pathways Plan

In addition, quieter streets with little connectivity and older neighborhoods with no existing sidewalks and where construction of sidewalks might be problematic (due to trees, mailboxes, etc.) were generally exempted from requiring sidewalks to be built.

**Recommendations**

The Trails & Sidewalks Committee recommends that City Council adopt the proposed Sidewalks Master Map in its entirety and the following variance procedure:

Any requests for variances from the Sidewalks Master Plan will be reviewed by the Trails & Sidewalks Committee. The committee will then forward its recommendation to City Council for its review and final decision. The Trails & Sidewalks Committee recommends, however, that variances be kept to a minimum.

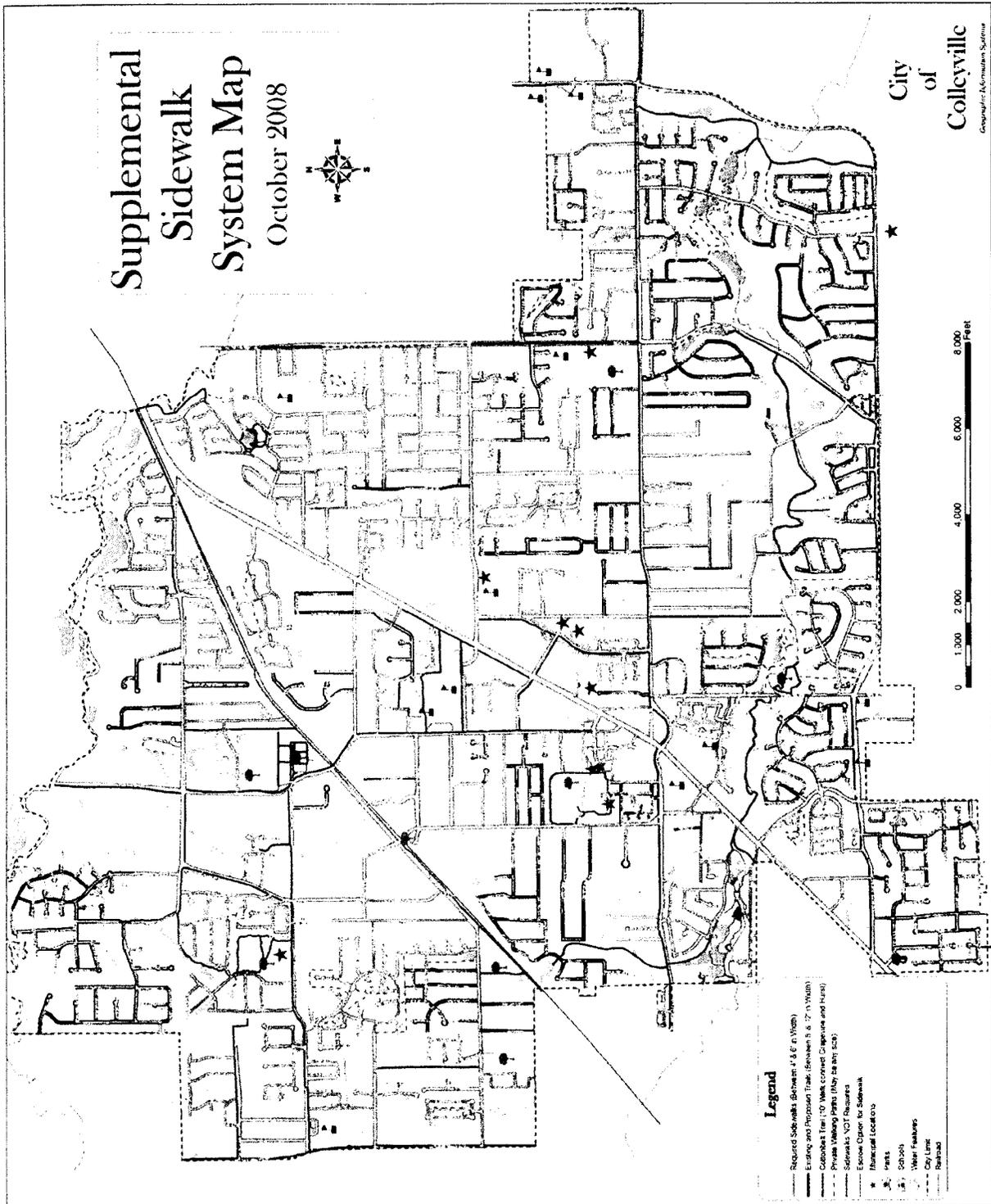
The committee plans to periodically review and update the plan to insure that it is consistent with the city's needs in the future and congruent with any future changes to other plans the city may have or enact, such as the Colleyville Master Plan and the Colleyville Pathways Plan.

Respectfully submitted,

Dave Klenzendorf  
Chairman  
Colleyville Trails & Sidewalks Committee

# Supplemental Sidewalk System Map

October 2008



City of Colleyville  
Geographic Information System



- Legend**
- Required Sidewalks (Between 4' & 6' in Width)
  - Existing and Proposed Trunk (Between 5' & 7' in Width)
  - Collected Trail (10' Walk covered Concrete and Paved)
  - Private Walking Paths (May be an Act) (Sip)
  - Sidewalk NOT Required
  - Easement Option for Sidewalk
  - ★ Municipal Location
  - ▲ Parks
  - ▲ School
  - ▲ Water Features
  - City Limit
  - Railroad

**SPEAKER CARD**

Date: 11/18/08

I will speak **In Support** of this item.

I will speak **In Opposition** to this item.

I do not wish to speak, but please record my:     **Support**     **Opposition**

Agenda Item Number: 4C Ordinance/Resolution Number: \_\_\_\_\_

Name: Tim Gauntt

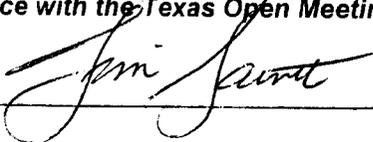
Address: 5507 Clermont Ct.

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 817-485-7858 Representing: Troop 28 Boy Scouts  
organization/self

**I understand I am limited to speaking for five minutes.**

**For business not listed on the agenda as a Public Hearing, City Council will not respond in accordance with the Texas Open Meeting Law, Chapter 551 of the Texas Local Government Code.**

Signed: 

**This information is a Public Record.**