

Exhibit A

P&Z Category: Subdivision Design				
ROW #	UDC SECTION	UDC SECTION NAME	SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED)	Justification for UDC Changes
			CHAPTER 5 SUBDIVISION DESIGN STANDARD	
			Section 5.4 Lots	
21	5.5 (3)	Blocks	<p><u>In general, cul-de-sac streets may not exceed 750 feet in length and shall be designed with a minimum cul-de-sac turnaround of not less than a 100-foot diameter right-of-way and a minimum 96-foot diameter pavement surface in residential areas and not less than a 150-foot diameter right-of-way and a minimum 146-foot diameter pavement surface in commercial and industrial areas. Cul-de-sac streets over 750 feet in length may be acceptable upon approval of a policy variance by the City Council upon recommendation by the Planning and Zoning Commission. The Planning and Zoning Commission will make a recommendation to accept or reject a plan with longer cul-de-sac streets based on its merits after considering density, land use, safety and convenience.</u></p>	The amendment includes regulations for cul-de-sac street requirement from the International Fire Code and AASHTO manual not addressed in the 2019 UDC.

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71	9.4 (2) a vi and vii	Streets	<p>vi. <u>Base</u>. All street sections will be installed with a minimum of a an eight (8") <u>ten (10")-inch</u> thick base, compacted flexible base material <u>(Type A or D, and Grade 1-2 or 5)</u>. Base material used for streets will conform to the requirements of Texas Department of Transportation Standard Specification for Construction of Highways, Streets and Bridges, unless otherwise specified in this Chapter. The compacted base will extend a minimum of 12 inches behind the back of curb (where curb exists). All returns will have minimum radius of fifteen feet (15'). All curbs (where required) will be constructed in accordance with current specifications of the current, amended City of San Antonio Unified Development Code Article V unless otherwise specified in this Chapter.</p> <p>vii. <u>Pavement</u>. The pavement will be compacted, in accordance with the Texas Department of Transportation Standard Specification for Construction of Highways, Streets and Bridges, unless otherwise specified in this Chapter. Pavement will be 2-inches (2") compacted <u>hot-mix asphaltic concrete (HMAC), Type "D"</u>.</p>	<p>The amendment revises the minimum base requirements to 10 inches for all streets. To ensure the longevity of newly constructed streets, staff evaluated existing traffic patterns and determined an increase in the depth is warranted.</p> <p>Amendment revises the current pavement terminology to state the proper terms for the 2 inch Hot mix asphaltic concrete, "Type D".</p>
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Exhibit A

P&Z Category: Drive Through				
ROW #	UDC SECTION	UDC SECTION NAME	SUMMARY OF 2019 UDC WORDING AND CHANGES (IN RED)	Justification for UDC Changes
			CHAPTER 6 SITE DEVELOPMENT AND BUILDING FORM STANDARDS	
			Section 6.6 Access and Circulation	
36	6.6 (3) b i-vi	Drive-in Facilities	<p><u>i. A stacking space shall be an area on a site measuring eight (8') feet by 20 feet with direct forward access to a service window or station of a drive through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.</u></p> <p><u>ii. For financial institutions with drive through facilities, and restaurants with drive through service, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces.</u></p> <p><u>iii. For retail operations, other than restaurants and kiosks that provide drive-up service, including pharmacy and dry cleaners, a minimum of three (3) stacking spaces for each service window shall be provided.</u></p> <p><u>iv. Each car wash bay (of any type), vacuum, or gas pump shall be provided with a minimum of four (4) stacking spaces, in addition to the bay or pump itself. One stacking space shall be provided at the exit end of each wash bay for window-drying and other detailing unless a separate area and shade structure is provided. The finish and drying area must be located out of circulation aisles, access easements, fire lanes and streets. Vehicle drying area shall not be in a yard along a Primary or Secondary Frontage.</u></p> <p><u>v. For automobile quick-lube type facilities, a minimum of three (3) stacking spaces shall be provided for each service bay in addition to the service bay(s) itself.</u></p> <p><u>vi. For use not listed above number of stacking spaces will be determined by the City Manager or designee.</u></p>	<p>This amendment adds requirements regarding stacking spaces dimensions, min stacking spaces based on development or service provided. For any development not listed in this section, the City will designate the required stacking spaces. The amendment is based on industry standards, comparison of surrounding municipality code, and ITE Trip Generation manual; Chapter 8. (See next page comparison chart for stacking spaces).</p>

