

§ 5-58. Access management. (Ord. No. B-792-10(A0410), § 1, 4-19-2010)

(a) **Joint and cross access.**

Adjacent commercial or office properties and major traffic generators (i.e., shopping plazas, office parks) shall provide a cross access drive and pedestrian access way to allow circulation between sites. This requirement shall also apply to a building site that abuts an existing developed property unless the decision-making body finds that this would be impractical. Property owners shall:

- (1) Record an easement in the public records of Tarrant County or Johnson County that allows cross access to and from the adjacent properties
- (2) Agree that any pre-existing driveways provided for access in the interim shall be closed and eliminated after construction of the joint use driveway and
- (3) Record a joint maintenance agreement in the public records of the City of Burleson defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

(b) **Requirements for unified access and circulation.**

In the interest of promoting unified access and circulation systems, development sites under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be considered unified parcels. This shall also apply to phased development plans. Accordingly, the following requirements shall apply:

- (1) The number of connections permitted shall be the minimum number necessary to provide reasonable access to the overall site and not the maximum available for that frontage.
 - (2) All easements and agreements required under the above shall be provided.
 - (3) Access to outparcels shall be internalized using the shared circulation system and designed to avoid excessive movement across parking aisles or queuing across surrounding parking and driving aisles.
- (c) here abutting properties are in different ownership and not part of an overall development plan, cooperation between the various owners in development of a unified access and circulation system is encouraged. Abutting properties shall not be required to provide unified access and circulation until they are developed or are redeveloped.
- (d) hen a residential development is proposed that would abut an arterial or major collector roadway, it shall be designed to provide lots abutting the roadway with access from an interior local road or frontage road. Direct driveway access to individual one- and two-family dwellings from arterial and major collector roadways shall be prohibited. All other reasonable access alternatives shall be investigated and judged unacceptable by the city engineer before direct residential driveway access on an arterial or major collector is permitted.

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