

Item H-4

Consider a request to approve amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Five - Subdivision Design and Improvement Requirements, Sections:

- 5.06 - Sidewalks and Trails, relating to sidewalk width requirements
- 5.12 - Blocks, relating to sidewalk width requirements and removal of the maximum,
- 5.24 - Design Standards, relating to sidewalk construction requirements, and
- Appendix C - Subdivision Design and Improvement Requirements, Section 1 - Building Services, relating to sidewalk fee assessment;

Providing penalties; authorizing publication; and establishing an effective date.

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Background

- The UDC defines sidewalk widths to be a minimum of four (4) feet if in the parkway and five (5) feet if it is against the back of the curb.
- However, the utility of this width limits the ability of pedestrians to enjoy this public asset when encountering other pedestrians or if it is adjacent to a vertical feature like walls, shrubs, trees.
- Regulatory requirements and best practices establish a minimum 5-foot sidewalk width.
- Recent construction bought to light the need to update the UDC to reflect federal standards and current city practices.

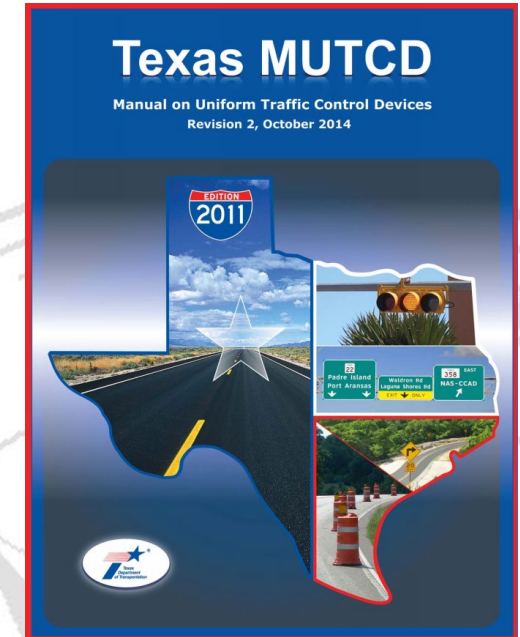


BEST PRACTICES & RECOMMENDATIONS



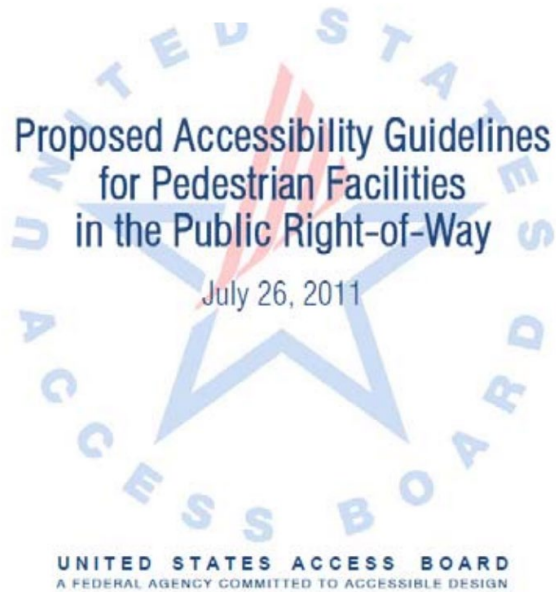
Federal Highway Administration (FHWA) – Course On Bicycle And Pedestrian Transportation, Chapter 13 “...Sidewalks require a minimum width of 5.0 feet if set back from the curb or 6.0 feet if at the curb face...5.0 feet of space is the bare minimum...Thus, existing 4.0-foot-wide sidewalks (permitted as an AASHTO minimum) often force pedestrians into the roadway...”.

The **Manual of Uniform Traffic Control Devices (MUTCD)** – Section 6D.01 “...the width of the existing pedestrian facility should be provided...to maintain a minimum width of 60 inches [5 feet] throughout the entire length of the pedestrian pathway...”



The **National Association of City Transportation Officials (NACTO)** The Urban Street Design Guide “...Sidewalks have a desired minimum [width] of 6 feet and an absolute minimum of 5 feet...”

REGULATORY REQUIREMENTS



Americans with Disabilities Act – Public Right of Way Accessibility Guidance (ADA – PROWAG) states in R302.4 that ...*“where the clear width of pedestrian access routes is less than 1.5 m (5.0 ft), passing spaces shall be provided at intervals of 61 m (200.0 ft) maximum. Passing spaces shall be 1.5m (5.0 ft) minimum by 1.5 m (5.0 ft) minimum. Passing spaces are permitted to overlap pedestrian access routes.”*

Source Summary

Source	Minimum	Recommended
MUTCD	4ft + ADA bumpout	5ft
FHWA	4ft + ADA bumpout	5ft
AASHTO	4ft + ADA bumpout	5ft
NACTO	5ft	6ft
PROWAG	4ft + ADA bumpout	5ft

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Current Ordinance

Section 4.14 – Required to be installed 1ft from property line

Section 5.06 – Not less than 4ft on all residential streets

5ft on all thoroughfares

If adjacent to curb, increase width by 1ft

If on private property, then in a public easement

If trail & sidewalk coincide, then trail width rules

Section 5.12 – Not less than 4ft adjacent to school or park

Not wider than 8ft adjacent to school or park

Section 5.24 – 4 inches thick, on sand, with rebar

Ramp widths of 4ft

(refers to the Architectural Barrier Act)

Appendix C Fee Schedule – \$1,500 Max (results in ~\$6/sf)

Miscellaneous checklists...



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Staff Recommendation

Unified Development Code:

Section 4.14 – Required to be installed 1ft from property line

Section 5.06 – Not less than 4ft on all residential streets
5ft on all thoroughfares
If adjacent to curb, increase width by 1ft

If on private property, then in a public easement
If trail & sidewalk coincide, then trail width rules

Section 5.12 – Not less than 4ft adjacent to school or park
Not wider than 8ft adjacent to school or park

Section 5.24 – 4 inches thick, on sand, with rebar
Ramp widths of 4ft
(refers to the Architectural Barrier Act)

Appendix C Fee Schedule - \$1,500 Max
Miscellaneous checklists...

Unified Development Code:*

Section 4.14 – (same)

Section 5.06 – Not less than **5ft** on all **new** residential streets
6ft on all thoroughfares
If adjacent to curb **or other obstructions**,
increase width by **2ft**

(same)
(same)

At least 4ft on infill construction TBD at design

Section 5.12 – Not less than **5ft** adjacent to school or park
~~Not wider than 8ft adjacent to school or park~~

Section 5.24 – 4 inches thick, on **stabilized base**, with rebar
Ramp widths **to match sidewalk widths**
~~(refers to the Architectural Barrier Act)~~

Appendix C Fee Schedule – **based on amount of sidewalk**
Miscellaneous checklists...

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Staff Recommendation

Section 5.06(B) - Sidewalks and Trails –

B. Sidewalks not less than ~~four feet (4')~~ five feet (5') wide shall be constructed adjacent to all residential streets. A ~~five feet (5')~~ six feet (6') wide sidewalk is required for all thoroughfares as shown on the Thoroughfare Plan. Sidewalks shall be constructed within the street right-of-way one foot from the property line. If sidewalks are constructed adjacent to the curb, ~~an additional one foot (1') of width is required. on a thoroughfare, a six-foot (6') wide sidewalk shall be provided.~~ A minimum five foot (5') wide sidewalk shall be constructed when sidewalk repairs or reconstructions are performed and when gaps in existing sidewalks are filled, as conditions allow. Other locations may be approved by the City at the time of plat or site plan approval. If sidewalks are to be constructed on private property, a **public** sidewalk easement shall be granted to the City.

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Section 5.12(C) - Blocks –

C. Where blocks are adjacent to a school or public park, or are platted one thousand feet (1,000') or longer, the City may require a walkway near the middle of the block or at a street that terminates between the streets at the ends of the block. The walkway shall be concrete and shall not be less than ~~four feet (4')~~ **five feet (5')** ~~or more than eight feet (8')~~ in width and shall extend through the block from sidewalk to sidewalk, or to the rear property line of the lots that front the street, if a double row of lots do not exist. The walkway shall not cross streets.

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Section 5.24(A.2.b.2.h) – Sidewalks

ii. Concrete sidewalks will have a thickness of not less than four inches (4") and will be constructed of three thousand six hundred pounds per square inch (3,600 psi) compressive strength concrete **and will be reinforced with a minimum of No. 3 rebar on eighteen-inch (18") centers each way.** Sidewalks will be constructed on both sides of all streets and thoroughfares. ~~Sidewalks will be constructed~~ within the right-of-way and will extend along the street frontage including the side corner lots and block ends.

All concrete for sidewalks will be placed on ~~a two-inch (2") sand cushion and will be reinforced with a minimum of No. 3 rebar on eighteen-inch (18") centers each way.~~ two inches (2") of stabilized base.

iii. All sidewalk intersections with street curbs shall be constructed ~~so as~~ to provide a curb ramp that complies with the ~~Architectural Barriers Act Proposed Right of Way Accessibility Guidelines (PROWAG).~~ Barrier free curb ramps shall be provided for access to the street **and ramp widths shall match sidewalk connection widths.** ~~The following specifications shall apply:~~

- ~~•Ramp to be a minimum four feet (4') in width.~~
- ~~•Ramp to be constructed with Class "C" concrete.~~
- ~~•Minimum ramp concrete thickness shall be six inches (6").~~
- ~~•#3 bars shall be used for reinforcement on eighteen-inch (18") centers both ways.~~
- ~~•Curb return shall match existing curb height of the street and taper to the connecting walk with a 1-foot radius.~~
- ~~•Street shall be blocked out (max. twelve (12") inches) and dowels installed.~~
- ~~•Saw joints shall be made one and a half (1 ½") inch minimum depth and sealed with silicone joint sealant material.~~

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Section Appendix C - Fee Schedule –

Sidewalks/Curb Cut Fees Fees based on actual costs as derived from City's current miscellaneous concrete contract, ~~maximum of \$1,500~~ and will be the product of the current miscellaneous concrete contract cost and square footage of sidewalk required to meet UDC requirements.

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Public Input:

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the City Council Meeting Date.

Notices were published in the August 18, 2022 and October 2, 2022 editions of the *Fort Worth Star-Telegram* for the respective Planning and Zoning Commission and City Council public hearings.

To date, staff has not received any comments from the public.

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Planning Commission Recommendation:

On September 27, 2022, the Commission voted 6-1 to approve the proposed UDC changes.

Commissioner Sagar was the dissenting vote after having expressed concerns about applying these costs to the platting stage of property development.

Potential Impact

Front Yard

4' Sidewalk*					5' Sidewalk*		
		\$/SF	City at Large	% Covered	\$/SF	City at Large	% Covered
Lot Size	Lot Width	\$8.00		By Lot	\$8.00		By Lot
SF-36	140	\$4,480	\$2,980	33%	\$5,600	\$4,100	27%
SF-30	140	\$4,480	\$2,980	33%	\$5,600	\$4,100	27%
SF-25	90	\$2,880	\$1,380	52%	\$3,600	\$2,100	42%
SF-20	90	\$2,880	\$1,380	52%	\$3,600	\$2,100	42%
SF-15	105	\$3,360	\$1,860	45%	\$4,200	\$2,700	36%
SF-12	100	\$ 3,200	\$1,700	47%	\$4,000	\$2,500	38%
SSF-10	90	\$2,880	\$1,380	52%	\$3,600	\$2,100	42%
SF-8.4	65	\$2,080	\$ 580	72%	\$2,600	\$1,100	58%

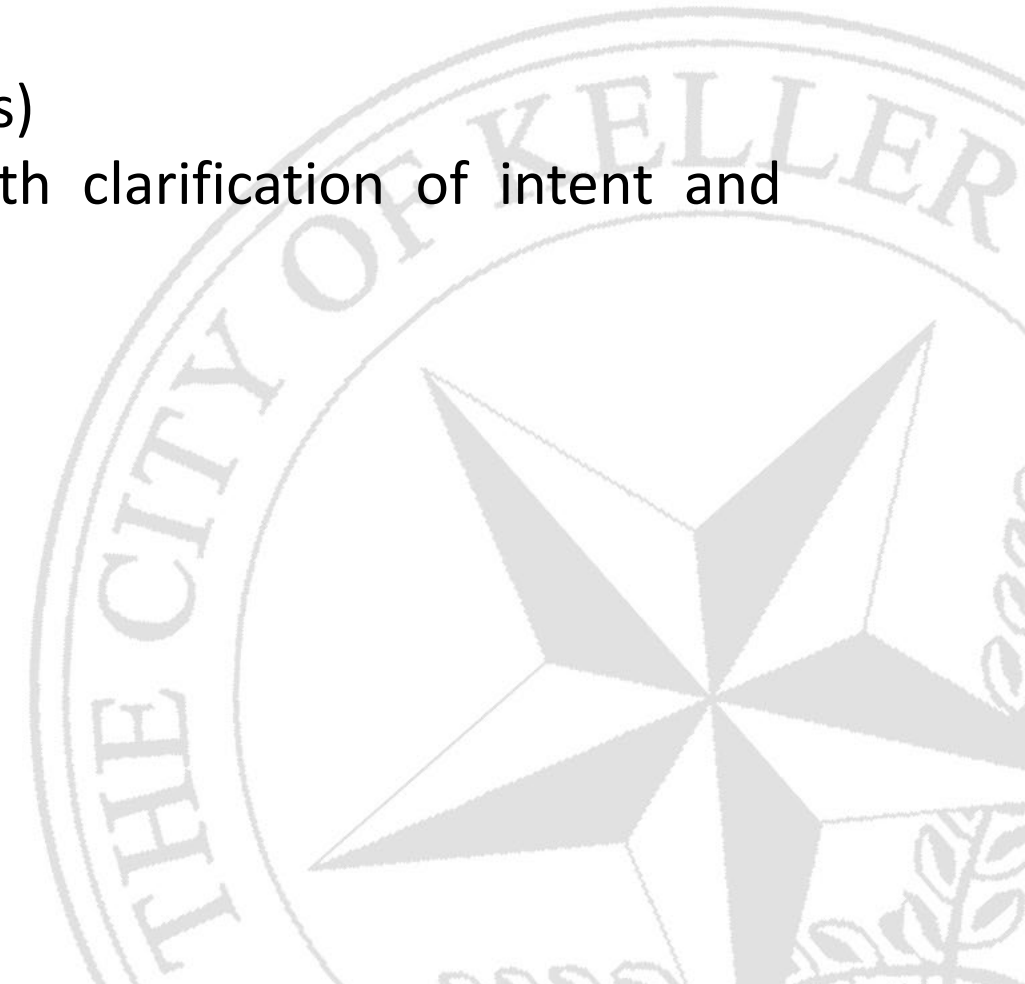
** Frontage Only*

Section 9.04 - Summary of Zoning District Regulations

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City Council Options:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?

Alonzo Liñán, PE, PTOE
Director of Public Works

alinan@cityofkeller.com

817-743-4081

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