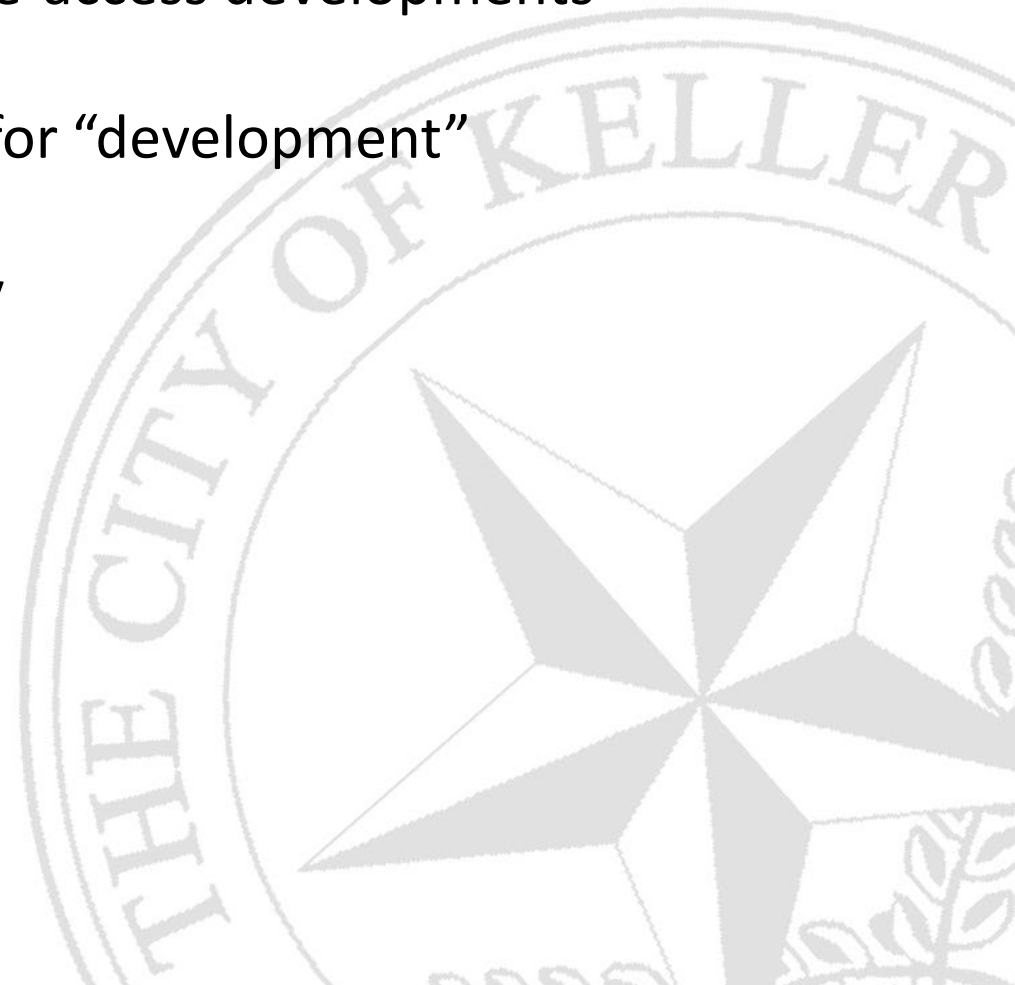


## Item I-8

**PUBLIC HEARING:** Consider an ordinance approving 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, relating to regulations for Points of Access; providing penalties; authorizing publication; and establishing an effective date. (UDC-2504-0006).

# Background

- Received permit requests for remodels on single-access developments
- Current UDC requires fire sprinkler installation for “development”
- Balance between redevelopment and life safety
- Need to provide flexibility when reasonable



# Current Language

UDC Article 5 G. Points of Access. Subdivisions generally may provide one point of access in each direction (north, east, south and west) to a public street and/or future connection, which is adequately designed and sized to handle the traffic adjacent to the development. For a development of over fifty (50) lots, a minimum of two (2) functional access points shall be required. Developments of fifty (50) lots or less but more than twenty (20) lots may be served with one point of access and one point of future connection. Developments of twenty (20) lots or less may be served with one point of access. Single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided and a recommendation from the Fire Marshal and approval of the City Council.

# Proposed Changes

## Current:

Single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided and a recommendation from the Fire Marshal and approval of the City Council.

## Suggested:

For new residential development, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided, with a recommendation from the **Fire Chief or their designee** and approval of the City Council. For existing residential developments **making modifications**, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided **or an alternative plan** is approved by the Fire Chief or their designee.

# What are Modifications?

## **Must meet residential sprinkler requirement:**

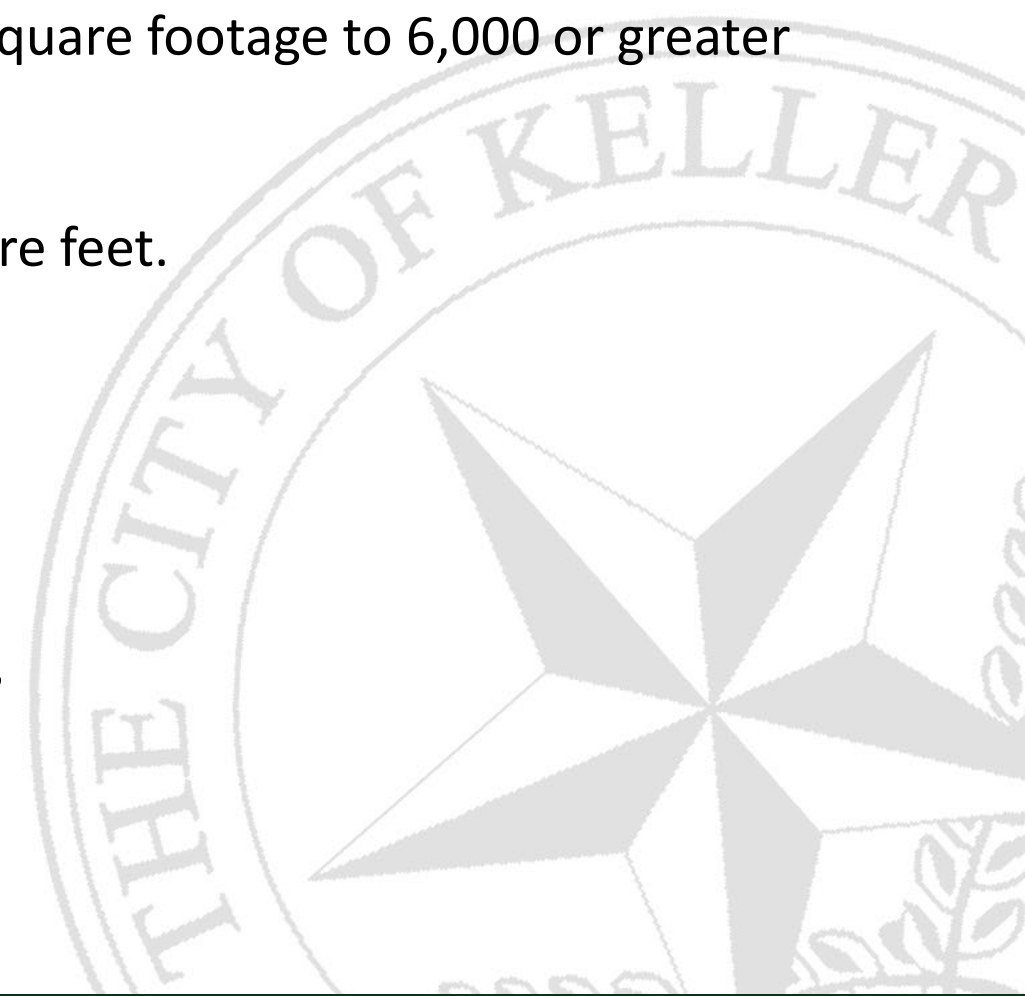
Any modification of an existing structure that increases the square footage to 6,000 or greater

## **Alternative Plan may be considered:**

If total square footage of remodel remains below 6,000 square feet.

An alternative plan may include, but is not limited to:

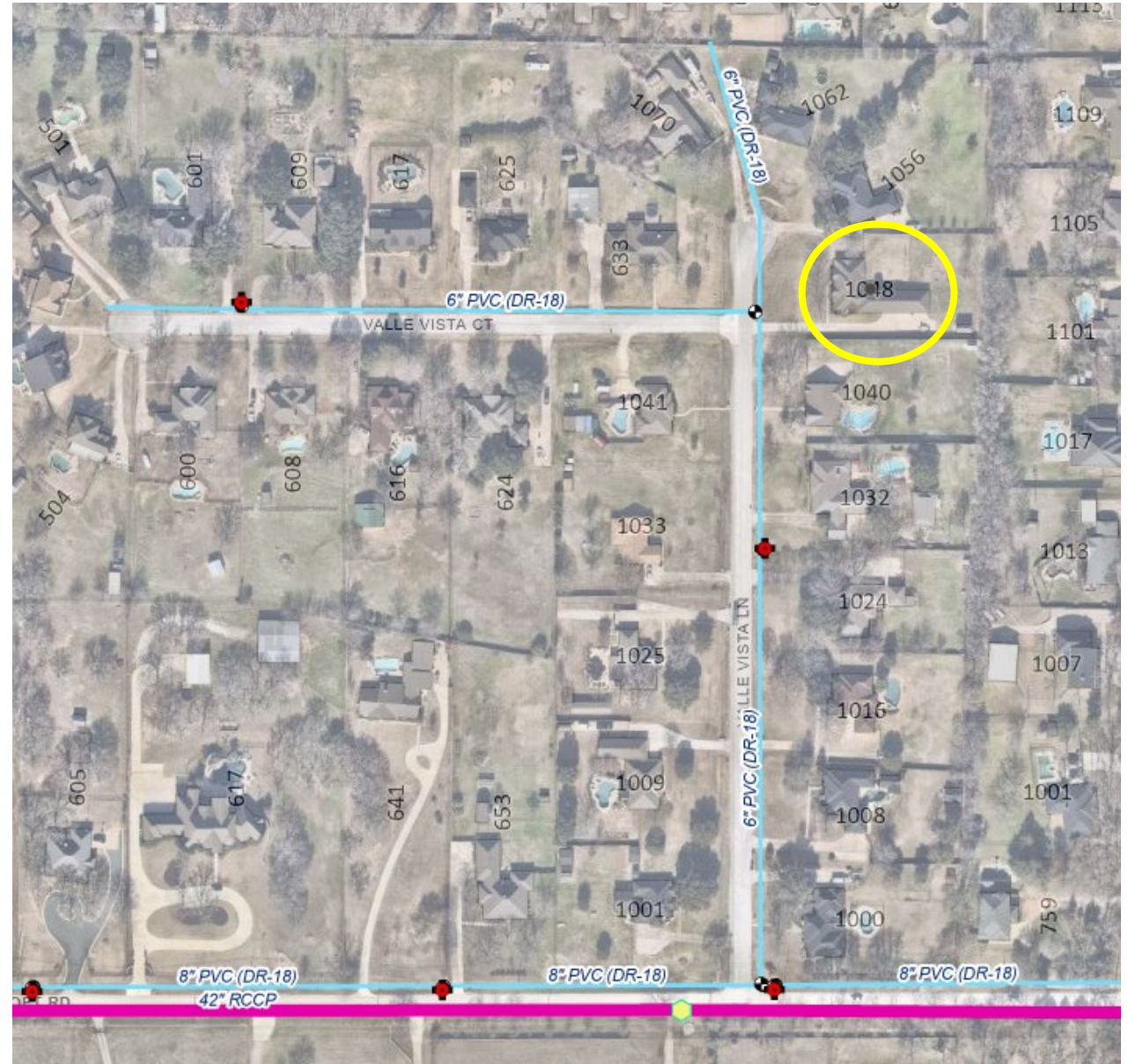
- Adequate distance to the nearest fire hydrant
- Safe access and egress for emergency vehicles
- Use of fire-resistive building materials
- Installation of early detection and notification systems





# Example 1:

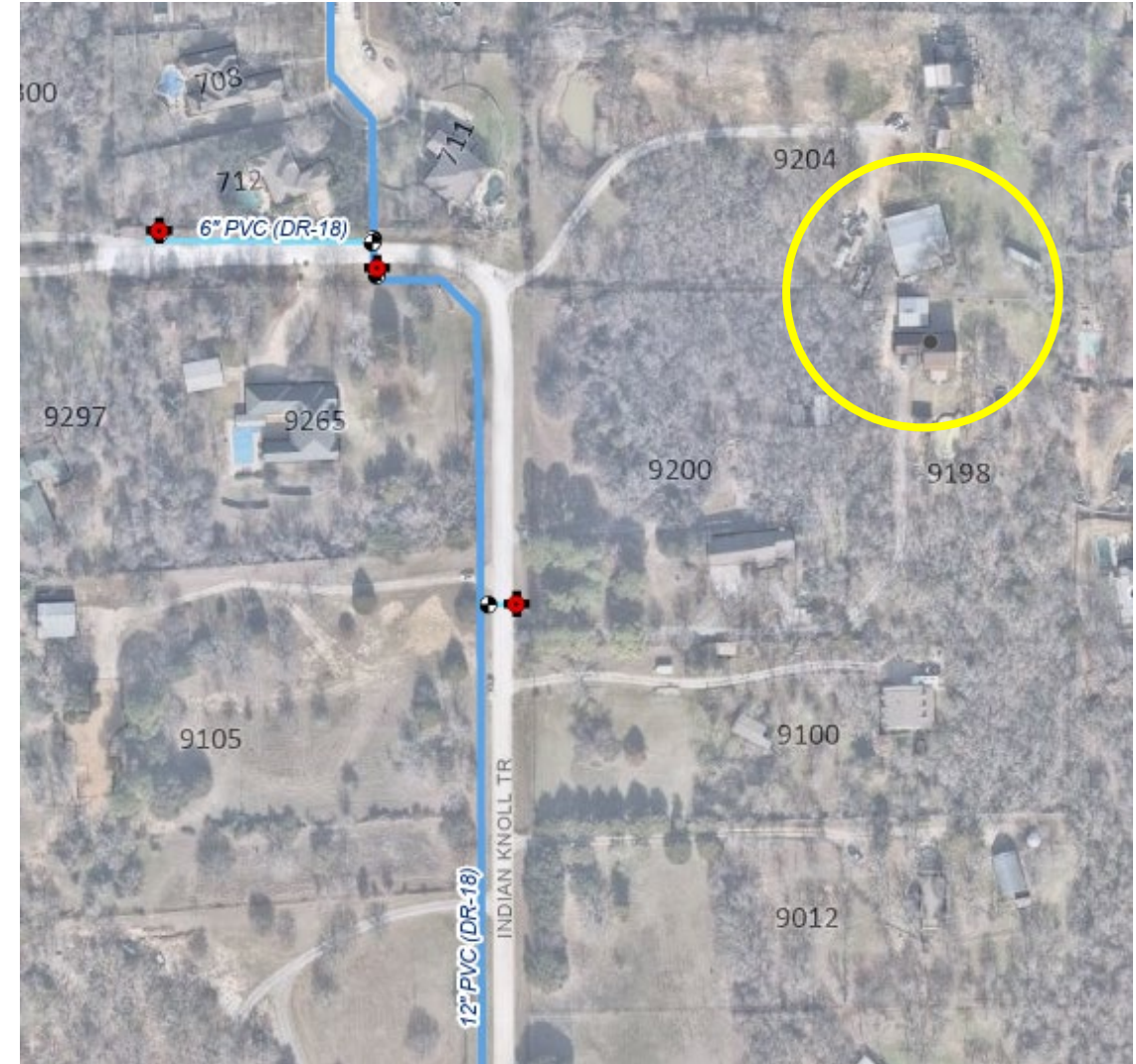
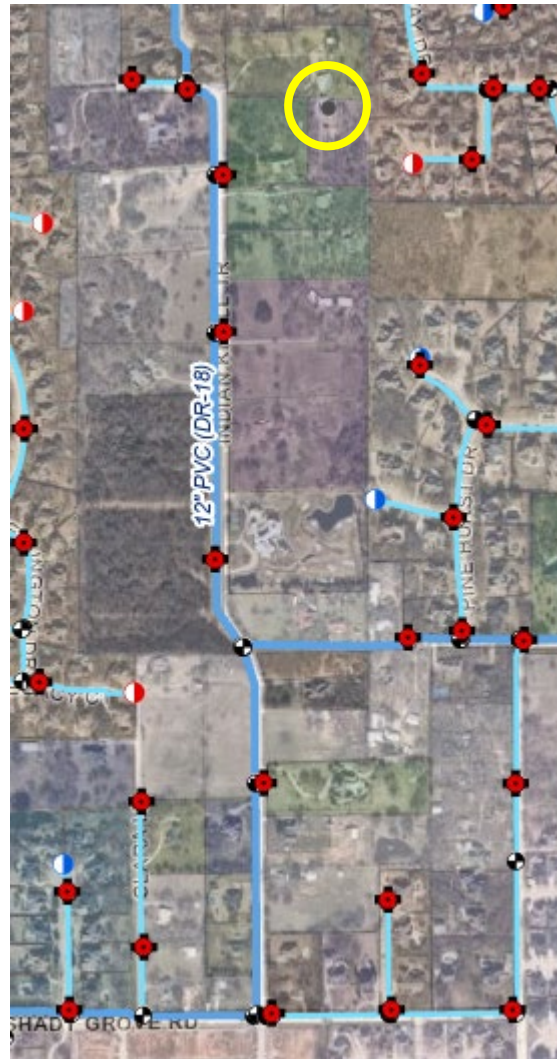
## 1048 Valle Vista





## Example 2:

9198 Indian Knoll



# Proposed Language

For new dwelling unit developments, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided and a recommendation from the **Fire Chief or their designee** and approval of the City Council.

For existing dwelling unit developments **making modifications**, single points of access, including cul-de-sac streets, may exceed six hundred feet (600') if a residential fire sprinkler system is provided or **an alternative plan is approved by the Fire Chief or their designee which addresses any conditions that pose a distinct hazard to life and property. Factors to consider as an alternative plan may include but are not limited to ensuring safe access and egress for emergency vehicles, adequate distance to the nearest fire hydrant, use of fire-resistant building materials or installation of early detection and notification systems."**



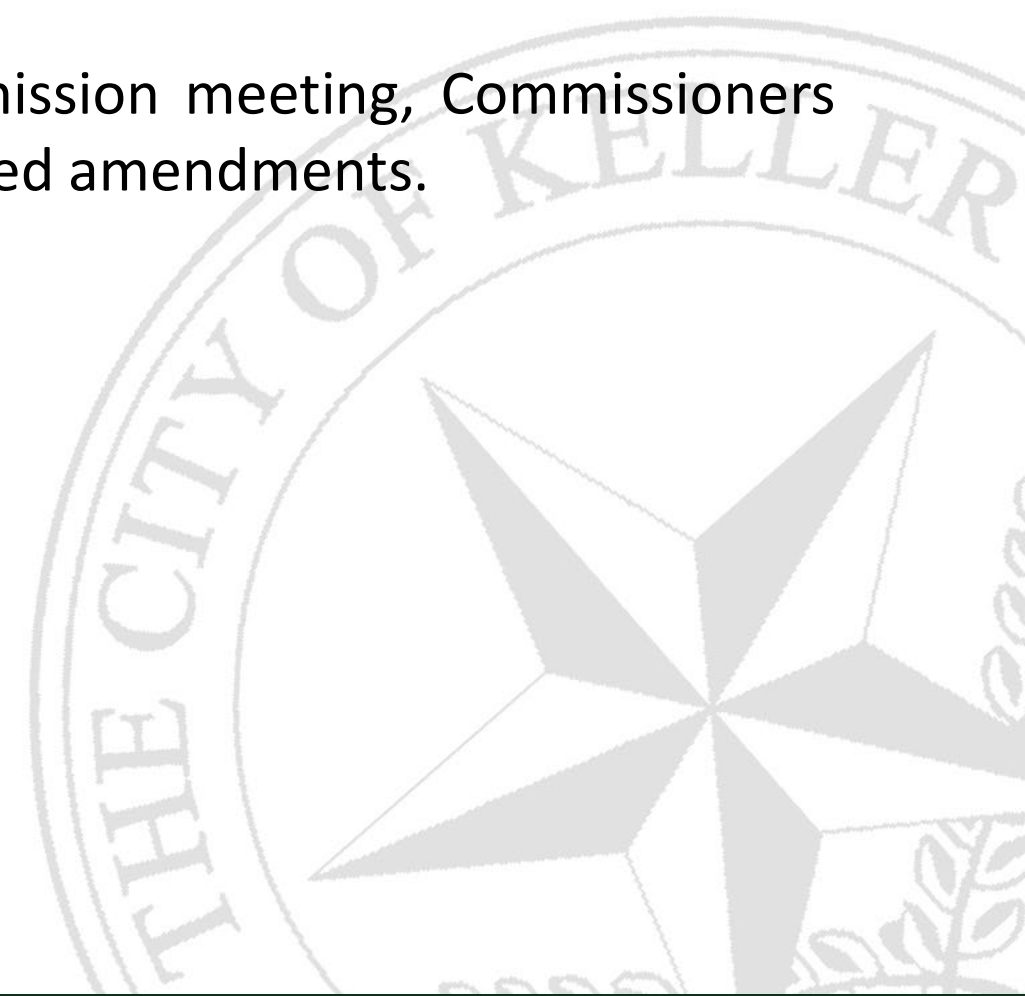
# 2021 International Fire Code Section 104

[A] 104.9 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided that the fire code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of fire prevention.

## Item I-8

### **Planning and Zoning Commission Recommendation:**

At the April 22, 2025, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the proposed amendments.



## Item I-8

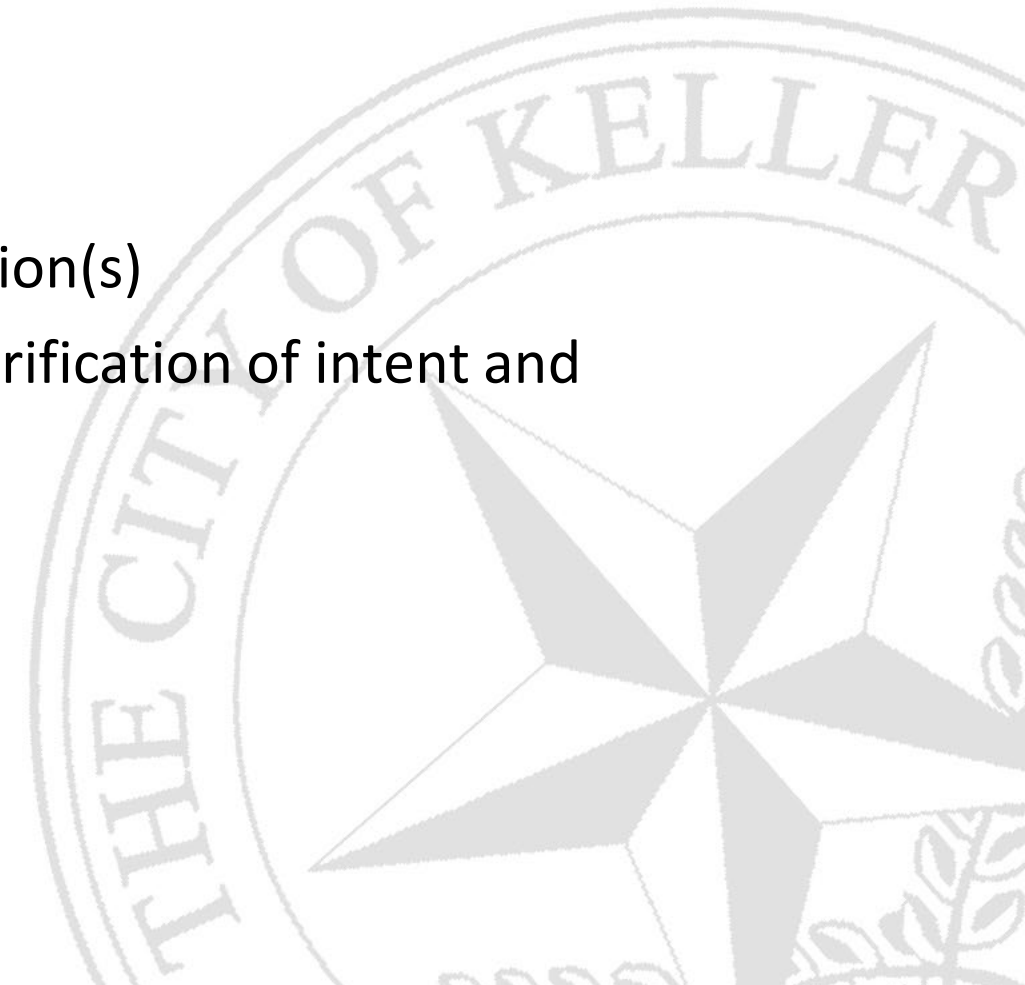
An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the *Fort Worth Star-Telegram*.

Staff has not received any comments from the public regarding the proposed UDC amendments.

## Item I-8

The City Council has the following options when considering a Unified Development Code Amendment:

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







**Questions?**

**Fire Chief Bobby Tatum**

**817-743-4400**

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