



## Legislation Text

---

**File #:** ID 17-416, **Version:** 1

---

### Agenda Information Sheet

**DEPARTMENT:** Engineering

**CM/ ACM:** Jon Fortune, ACM

**Date:** April 18, 2017

#### **SUBJECT**

Consider adoption of an ordinance of the City of Denton, Texas prohibiting parking on south side of Texas Street from one hundred and fifty (150) feet east of Vine Street to one hundred fifty (150) feet west of Frame Street; providing a repealer clause, providing a savings clause; providing for a penalty not to exceed \$500 for violations of this ordinance, providing that violations of this ordinance shall be governed by Chapter 18 of the Code of Ordinances of the City of Denton, and providing for an effective date. The Traffic Safety Commission recommends Option 1 (6-0).

#### **BACKGROUND**

On April 20, 2016, the Lonestar Apartments located at 600 Texas St. experienced a fire caused by a lightning strike. Several units were destroyed and all residents were displaced due to the damage. Continued weather events delayed repairs causing further damage to the structure. This resulted in a rebuild of the structure at a level of construction that required the building to meet current code standards.

The apartment complex was constructed in 2002 and consists of three apartment buildings with a total of 34 living units used exclusively by Texas Women's University for student housing. The construction of the apartment building is 34 feet in height. Current fire code requires an aerial fire apparatus access road be provided where the vertical distance between the grade and the highest roof surface exceeds 30 feet. The aerial fire apparatus access road must have a minimum unobstructed width of 26 feet.

The complex has an existing fire lane on the south side of the complex that runs the length of its parking lot. The width of the fire lane is 24 feet and the length is 245 feet. The width of the existing lane does not meet the requirements for an aerial access road and exceeds the maximum length requirement of 150 feet. The fire lane dead ends into private property on the east side. The current site layout prevents the developer from making improvements on the property. Widening the existing fire lane at the east entrance off Vine St. is restricted due to utilities. The extended dead end of the fire lane does not support widening at the west end due to lack of a turn around.

The code allows for the use of a public street as a fire lane if the street remains unobstructed. Texas Street, between Vine Street and Frame Street, runs the length of the apartment complex on the north side. Measuring at a 30 foot width, Texas Street meets the width requirement of 26 feet to serve as the development's aerial access road. To achieve the un-obstruction requirement, staffs initial recommendation was to prohibit parking

on both sides of the street from Vine Street to Frame Street.

Based on reviewing all potential options, and a detailed discussion at the April 11<sup>th</sup> City Council Work Session, restricting parking on a portion of Texas Street which is 150 feet east of Vine Street and 150 feet west of Frame Street is a viable option to meet fire code access requirements, reduce parking impacts and advance the development project. The attached ordinance would implement these restrictions.

### **OPTIONS**

1. Recommend approval of an ordinance to restrict parking on both sides of Texas Street
2. Recommend approval of an ordinance to restricting parking on a portion of Texas Street which is 150 feet east of Vine Street and 150 feet west of Frame Street
3. Decline recommendation of a no parking zone and provide staff with additional direction

### **RECOMMENDATION**

The Traffic Safety Commission considered this item at the March meeting and recommends Option 1 (6-0) for restricting parking on both sides of Texas Street from Vine Street to Frame Street.

### **ESTIMATED SCHEDULE OF PROJECT**

It is anticipated the work could be scheduled for completion within a month of Council approval.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

Traffic Safety Commission considered this proposal at the March 20, 2017 meeting and recommended Council consideration 6-0.

### **FISCAL INFORMATION**

Approximately \$500 is labor and material cost for signage.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Safe, Liveable & Family-Friendly Community

**Related Goal:** 4.1 Enhance public safety in the community

### **EXHIBITS**

1. Letter Notices to property owners and residents dated March 10, 2017
2. Door Hanger Notices, March 16, 2017
3. Site Map - Option 1
4. Ordinance

Respectfully submitted:

Galen Gillum

Prepared by:  
Pritam Deshmukh  
Traffic Engineer