

**ORDINANCE NO. 3779-06-2010**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, AMENDING THE LEWISVILLE CITY CODE, CHAPTER 6, ARTICLE I., DEFINITIONS BY AMENDING THE FIRE LANE DEFINITION; ARTICLE III., PLAN SUBMITTAL, BY ADDRESSING WHEN AN ENGINEERING SITE PLAN IS REQUIRED; ARTICLE V., PUBLIC IMPROVEMENTS, BY MODIFYING FIRE HYDRANT SPACING AND COLORS; AND MODIFYING LISTS AND TABLES TO REFLECT THESE CHANGES; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City Council of the City of Lewisville has determined that for the health, welfare and safety of its citizens certain amendments to the Lewisville City Code, Chapter 6, Articles I, III, and V, Land Development Regulations, are necessary;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:**

**SECTION 1.** Chapter 6, Article I., Section 6-1 is hereby amended by deleting the current definition of “fire lane” in its entirety and in its place inserting the following new language:

*Fire Lane.* A fire apparatus access road that is a minimum of 24 feet in width and constructed of either asphalt or reinforced concrete, sufficiently designed to support the imposed loads of fire apparatus, and provides a surface capable of being striped in accordance with current City specifications. Fire apparatus access roads will be required and maintained in accordance with the International Fire Code.

**SECTION 2.** Chapter 6, Article III., Section 6-54 (a) (2) is hereby amended by deleting the current language and in its place inserting the following new language:

(2) Any change requiring additional parking and/or fire protection to the site.

EXCEPTION: New water connections associated with underground fire sprinkler mains shall not, by itself, require an engineering site plan.

However, construction plans for the underground sprinkler mains shall be submitted to the City for review and approval.

**SECTION 3.** Chapter 6, Article V., Section 6-98 is hereby amended by deleting the current language in its entirety and in its place inserting the following new language:

**Sec. 6-98. Fire protection.**

(a) *General Provisions.* The Fire Marshal will review all plans and specifications of all proposed developments and will ensure adequate fire protection is provided.

If, in the opinion of the Fire Marshal, adequate fire protection requires additional fire hydrants and water lines to serve proposed developments, he will direct the owner of the property, in writing, to locate at pre-designated positions on the property a fire hydrant or hydrants and adequate water lines to provide adequate fire protection at the owner's own expense. The location and number of fire hydrants and water lines shall be situated as to afford adequate fire protection to all buildings located or proposed to be located on the property. Such installation to be completed in such reasonable period of time as the Fire Marshal may direct.

(b) *Fire Hydrant Specifications and Coverage Requirements.*

(1) *Commercial or Industrial Areas.*

- a. Fire hydrants shall be located as per Appendix C of the currently adopted International Fire Code.
- b. Fire hydrants located on the opposite side of a street, designated as four lane or larger on the current City Thoroughfare Plan, shall not be considered acceptable for meeting hydrant coverage requirements.
- c. Fire hydrants shall be positioned to allow trucklays to follow normal traffic flow patterns to the site either by street or fire lane.

(2) *Residential Areas.*

- a. Fire hydrants shall be located as per Appendix B and C of the currently adopted International Fire Code.

- b. Fire hydrants located on the opposite side of a street, designated as four lane or larger on the current City Thoroughfare Plan, shall not be considered acceptable for meeting hydrant coverage requirements.
- c. Fire hydrants shall be positioned to allow trucklays to follow normal traffic access to the site.

(c) *Fire Hydrant Specifications.* All fire hydrants must meet required City of Lewisville Standard Fire Hydrant Specifications

- (1) All fire hydrants shall have one (1) 4.5" pumper nozzle and two (2) 2.5" hose nozzles with the City's standard threads; shall have a main barrel valve opening of not less than 5.25"; and shall be placed on mains of not less than 6" in diameter. Six inch (6") gate valves shall be placed on all fire hydrant leads. All fire hydrants shall have a valve at the main with flange to flange fittings.
- (2) All fire hydrants shall be of a "break-away" design in accordance with City of Lewisville Standard Fire Hydrant Specifications.
- (3) Each hydrant shall have a minimum of two primer coats. The final coat of paint on the body of all *publically* owned and maintained hydrants shall be a silver color of approved aluminum paint. For privately owned and maintained hydrants, the final coat of paint shall be reflective white.

(d) *Fire Protection Distribution Systems.* Water distribution systems shall be of sufficient size to provide adequate water for fire protection to the development and shall conform to the City's Water Distribution System Master Plan. Maintenance of private water lines and fire hydrants is the responsibility of the property owner.

(1) *Residential Areas.*

- a. *Sizes and Allowable Dead End Lengths.* In residential areas the minimum water line size shall be 8". Dead end lines over 600' in length will not be allowed. Dead end lines shall terminate at a fire hydrant which shall be installed for maintenance purposes and may not necessarily be considered for fire hydrant density as required. Flush hydrants may be installed in lieu of hydrants at terminating points of dead end lines for maintenance purposes only.
- b. *Valves.* Additional isolation valves may be required to be installed depending upon the configuration of the system as determined by the City.

- c. *Construction Standards.* All water line construction shall conform to construction standards located elsewhere in this ordinance.

(2) *Commercial Areas.*

- a. *Sizes and Allowable Dead End Lengths.* In commercial areas the minimum water line size shall be 8". Dead end lines over 300' and up to 600' in length shall be 12" minimum. Dead end lines over 600' in length will not be allowed. Dead end lines shall terminate at a fire hydrant which shall be installed for maintenance purposes and may not necessarily be considered for fire hydrant density as required. Flush hydrants may be installed in lieu of hydrants at terminating points of dead end lines for maintenance purposes only.

- b. *Water Line Requirements For Fire Protection.* The owner developer shall choose from a six (6) option menu to provide either a public or private water line distribution system for fire protection. The menu is located at the end of this section.

Perpendicular crossings of underground public water lines may be allowed under driveways and sidewalks to provide protection/domestic service to the site. All crossings shall meet construction standards applicable with all provisions of this ordinance.

- c. *Valves.* Additional isolation valves may be required to be installed depending upon the configuration of the system as determined by the City.
- d. *Construction Standards.* All water line construction shall conform to construction standards located elsewhere in this ordinance.

**SECTION 4.** Lists of Figures and Tables is modified to delete Figure 16 in its entirety and modify Table 5, Waterline Requirements to reflect the changes in the aforementioned Sections.

**SECTION 5. REPEALER.** Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

**SECTION 6. SEVERABILITY.** If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

**SECTION 7. PENALTY.** Any person, firm or corporation who violates any provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof in the Municipal Court, shall be subject to a fine of not more than \$500.00 for each offense, and each and every day such offense is continued shall constitute a new and separate offense.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall take effect and be in full force and effect from and after the date of its passage and publication as required by law.

**SECTION 9. EMERGENCY.** It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, BY A VOTE OF   5   TO   0  , ON THIS THE 7TH DAY OF JUNE, 2010.**

**APPROVED:**

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Dean Ueckert, MAYOR

**ATTEST:**

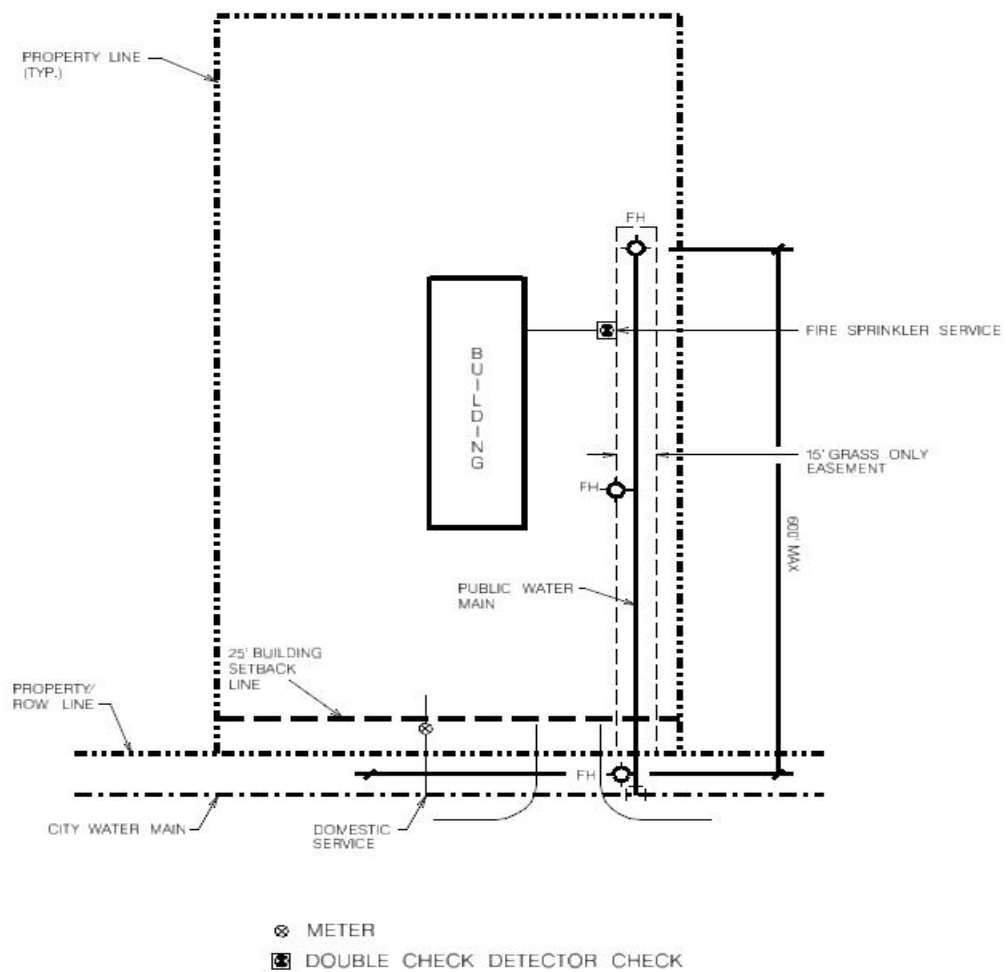
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Julie Heinze, CITY SECRETARY

**APPROVED AS TO FORM:**

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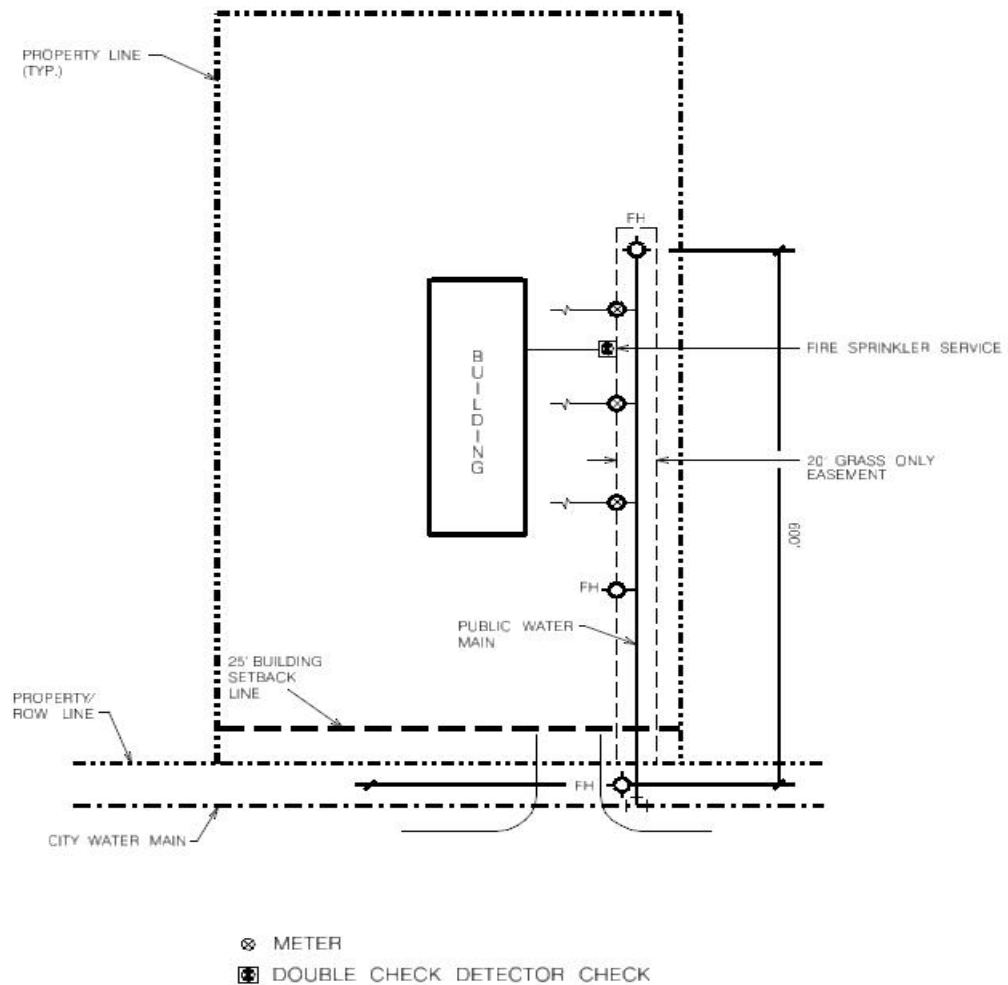
Ronald J. Neiman, CITY ATTORNEY

Public Water Main on Private Property – Option 1

\*This drawing not to scale

On-site dead end water lines may not exceed 600' in length. Option 1 provides a public fire protection line with no water meters in a 15' restricted easement that can have "grass only" within the restricted easement. The average fire hydrant spacing shall not exceed that listed in the currently adopted edition of the International Fire Code as modified by local ordinance.

Figure 18

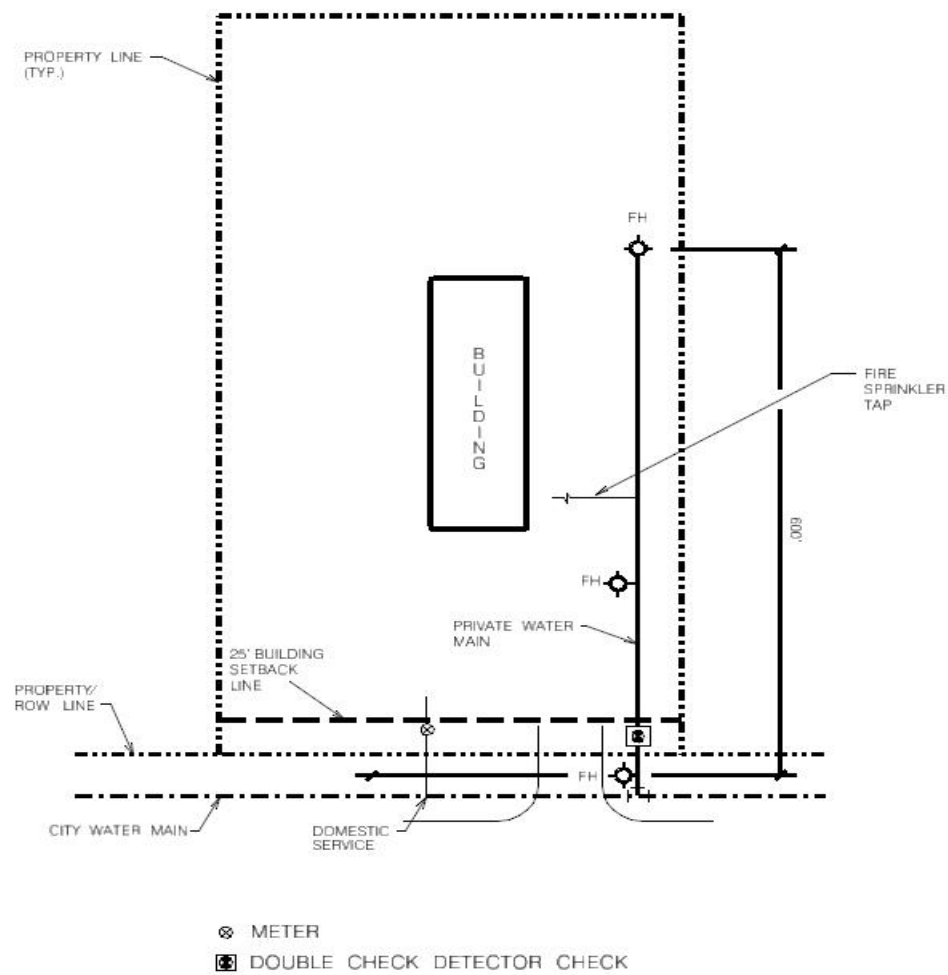
Public Water Mains on Private Property – Option 2

\*This drawing not to scale  
 On-site dead end water lines may not exceed 600' in length. Option 2 provides a public fire protection line in a 20' restricted easement that can have "grass only" within the restricted easement. Individual taps may be allowed to include D.C.V.A.'s and individual water meters. The average fire hydrant spacing shall not exceed that listed in the currently adopted edition of the International Fire Code as modified by local ordinance.

Figure 19



Private Water Mains on Private Property – Option 3

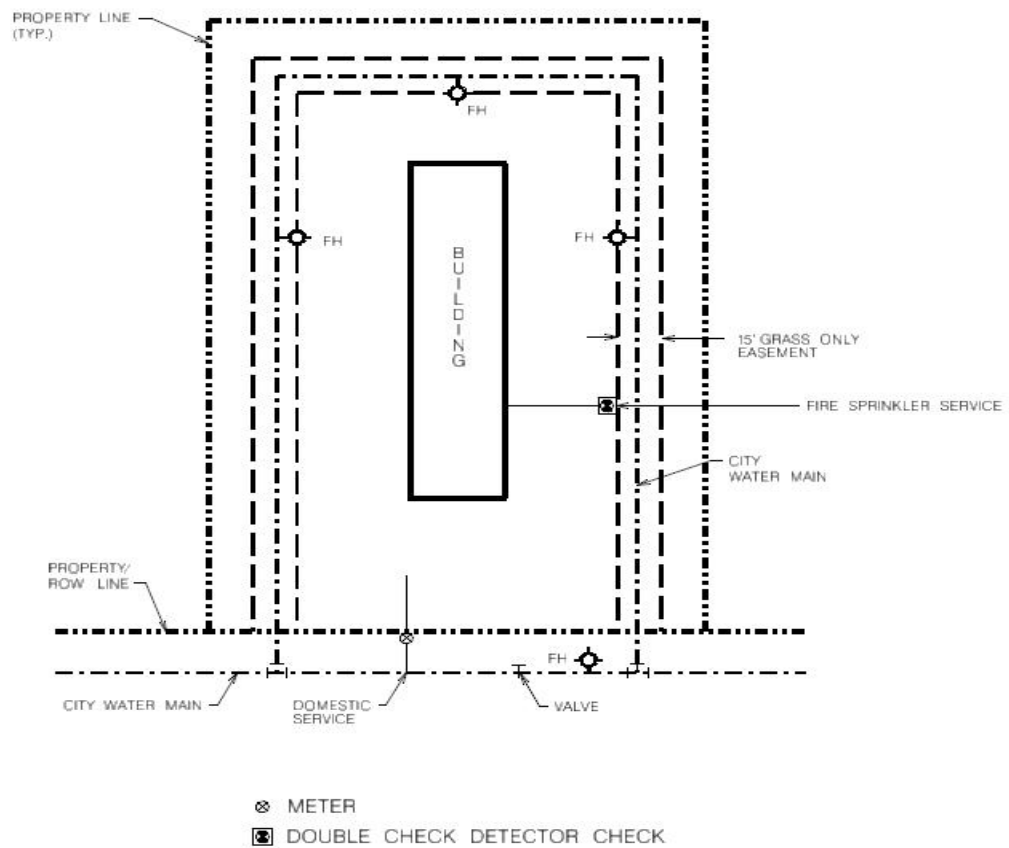


\*This drawing not to scale

On-site dead end water lines may not exceed 600' in length. Option 3 will be a private fire line, protected by an approved double check detector check. The average fire hydrant spacing shall not exceed that listed in the currently adopted edition of the International Fire Code as modified by local ordinance.

Figure 20

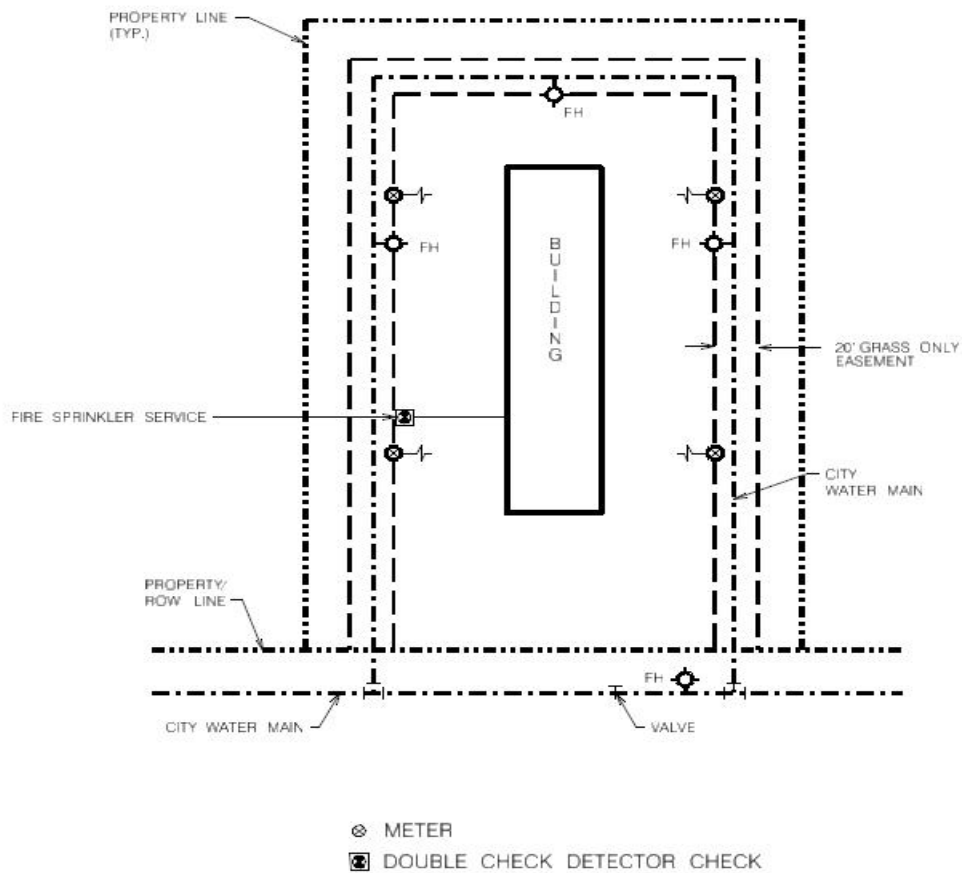
## Public Water Mains on Private Property – Option 4



\*This drawing not to scale

Option 4 will consist of an on-site looped fire protection line in a 15' restricted easement. "Grass Only" will be allowed in a restricted easement. The average fire hydrant spacing shall not exceed that listed in the currently adopted edition of the International Fire Code as modified by local ordinance. Isolation valve shall be required as needed to obtain a looped system.

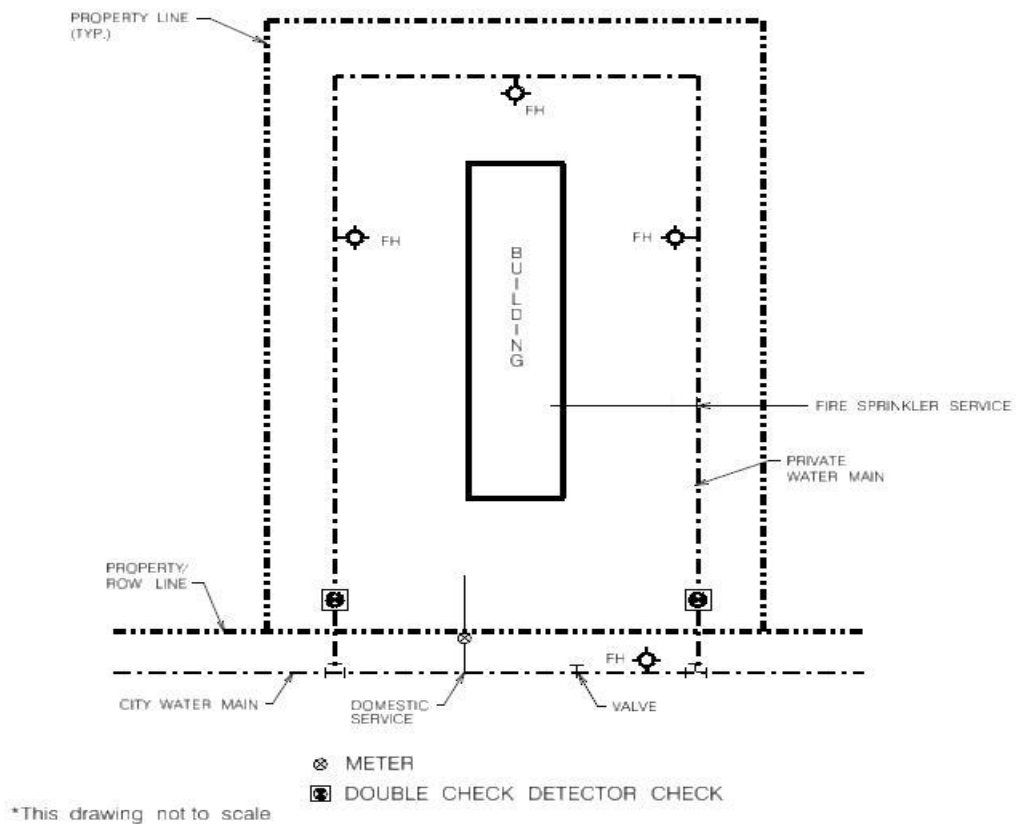
Figure 22

Public Water Mains on Private Property – Option 5

\*This drawing not to scale

Option 5 will include a looped water line to provide both fire protection and domestic water. The average fire hydrant spacing shall not exceed that listed in the International Fire Code as modified by local ordinance. This option provides a 20' restricted easement that allow individual taps to include water meters and D.C.V.A.'s. The restricted easement can have "grass only" within boundaries. Irrigation is to be outside the easement. Isolation valves shall be required to obtain a looped system.

Figure 23

Private Water Mains on Private Property – Option 6

Option 6 will provide an on-site looped fire protection. The average fire hydrant spacing shall not exceed that listed in the International Fire Code as modified by local ordinance. An approved double detector check will monitor and protect this system. Isolation valves shall be required to obtain a looped system.

Figure 24

## WATERLINE REQUIREMENTS

WATER LINE	MINIMUM DEPTH OF COVER	MAXIMUM DEPTH OF COVER	MINIMUM DOMESTIC TAP SIZE	MAXIMUM DOMESTIC TAP SIZE	MAXIMUM VALVE SPACING
*6"	42"	60"	3/4"	1"	500'
8"	42"	60"	3/4"	2"	600'
*10"	42"	60"	3/4"	3"	600'
12"	42"	60"	3/4"	6"	600'
*14"	42"	60"	3/4"	6"	600'
16"	48"	72"	6"	---	600'
20"	48"	72"	6"	---	1,000'
24"	54"	84"	6"	---	1,000'
30"	54"	84"	6"	---	2,000'
36"	54"	84"	6"	---	2,000'
42" OR LARGER	54"	84"	6"	---	2,000'

NOTES: 1. MAXIMUM FIRE HYDRANT SPACING SHALL BE PER APPENDIX C OF THE CURRENTLY ADOPTED FIRE CODE.

WATERLINES 8" THROUGH 12" ARE CONSIDERED DISTRIBUTION MAINS.  
WATERLINES 16" AND LARGER ARE CONSIDERED TRANSMISSION MAINS.

\* FOR EXISTING LINES ONLY. THESE LINE SIZES WILL NOT BE PERMITTED FOR NEW DEVELOPMENT.

3. A 6-INCH TAP IS ALLOWED FOR A FIRE HYDRANT ONLY WITH A LEAD OF LESS THAN 50'.

TABLE 5