

September 14, 2023

Michael Naughton
Fire Chief
City of Leon Valley
6400 El Verde Road
Leon Valley, TX. 78238

RE: Poss Landing Secondary Access

Dear Mr. Naughton:

Cude Engineers represents Poss Landing, LLC as engineer for the Poss Landing subdivision plat number 2022-20. Poss Landing consists of 86 single-family residential lots with detached homes as depicted in the subdivision plat and construction plans approved by the City. Prior to commencing construction, we respectfully request the City of Leon Valley confirm that the homes can be built without fire sprinkler systems.

The subdivision is designed with a primary entrance road with a median onto Huebner Road. The median provides an entrance with a split roadway thereby allowing for entrance via the exit lane should the entrance lane be blocked. Furthermore, we provided a roadway stub to the adjoining property in keeping with the International Fire Code Section D107.1 Exception 2 which states:

D107.1 (2) - "The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official."

Neighboring properties on either side of the Poss Landing have engaged the City for certain entitlements in preparation for development. The fire code clearly states that given the future development of the neighboring property, the secondary access requirement for our project may be waived by the fire chief. There is no specificity in the fire code as to whether "future development" is defined as future development of a phase within our project. Furthermore, should our project and each neighboring project comply with the fire code separately, this would cause an excessive number of access roads to be built onto Huebner Road to meet primary and secondary entrance requirements. It would be more efficient for traffic flow if the City required cross-access between the projects with an eye towards all design concerns including traffic safety. As a stop gap measure, we propose adding a fire access only secondary entrance onto Huebner Road to mitigate any short-term concerns with secondary access until the neighboring projects come online. Although our proposed secondary access does not meet the Remoteness test in the Fire Code Section D107.2, the secondary access along with the stub-out to future development and the primary entrance split by a median when considered together achieves the intent of the fire code.

When development is completed for this and surrounding projects, the fire sprinklers will be unnecessary. Bear in mind that fire sprinkler systems, especially in a residential application, can be their own source of problems due to pipe leaks and pipe bursts from freezing temperatures. As you are aware, many homeowners have recently experienced the effects of freezing temperatures on their plumbing. Homeowners would bear all the expense and

risk of a fire sprinkler failure and its impact on their home, belongings and insurance premiums. The City would bear no responsibility except that the City required them to be installed in the first place.

It is not our intention to create a health, safety or welfare concern but to only consider the full scope of development in and around this project as well as other design concerns such as everyday traffic safety and long-term risk born by the homeowners.

We appreciate your consideration in this matter. Please feel free to contact me with any questions you may have.

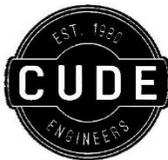
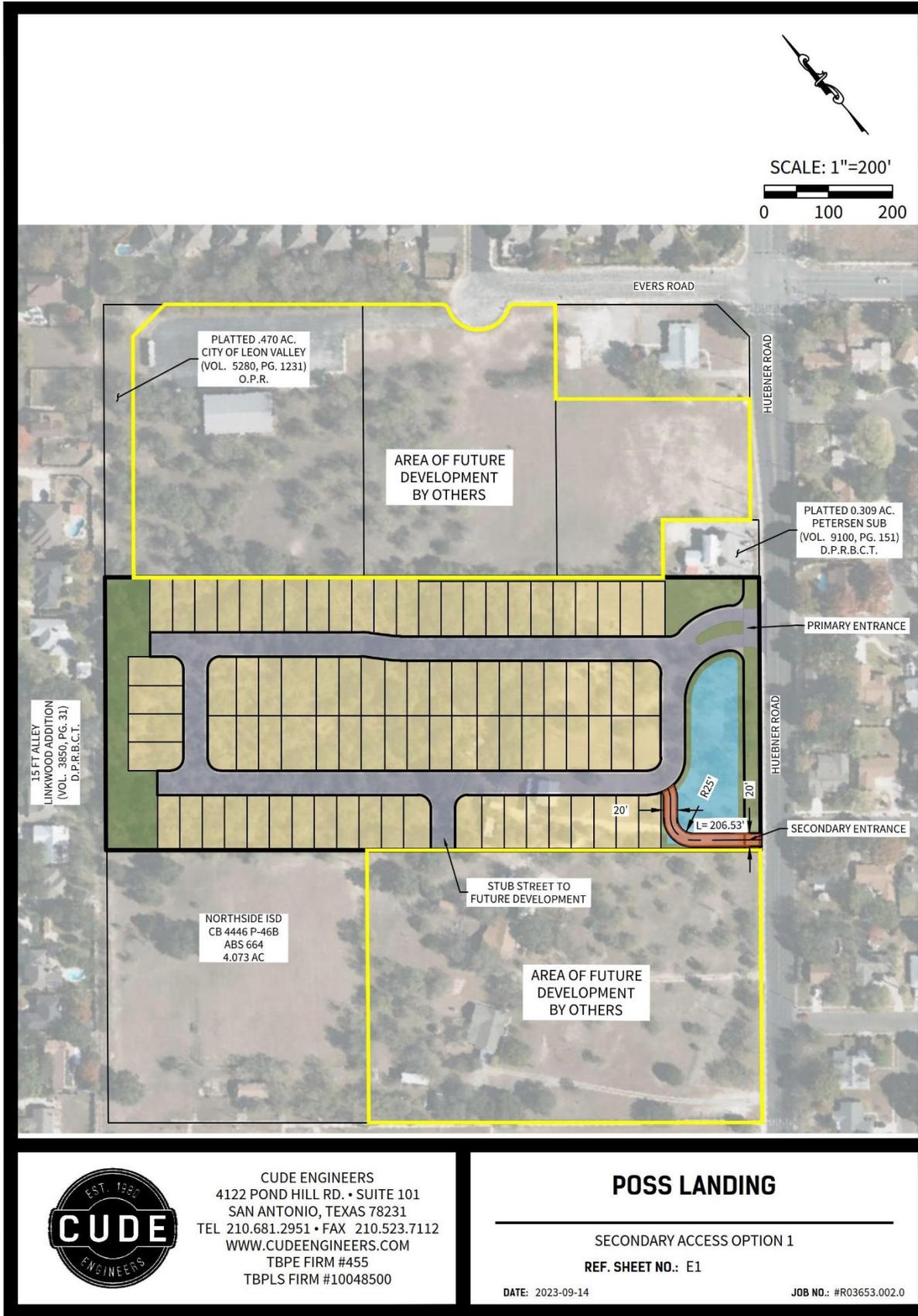
Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua M. Cude', with a long horizontal line extending to the right.

Joshua M. Cude, PE
President/CEO

Attachments:

Exhibit – Poss Landing Secondary Access Option 1



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POSS LANDING

SECONDARY ACCESS OPTION 1
 REF. SHEET NO.: E1

DATE: 2023-09-14

JOB NO.: #R03653.002.0