

Item D-3

Discuss Flag Lots

Debra Crafton,
Fire Marshall

Alonzo Liñán, PE
Director of Public Works

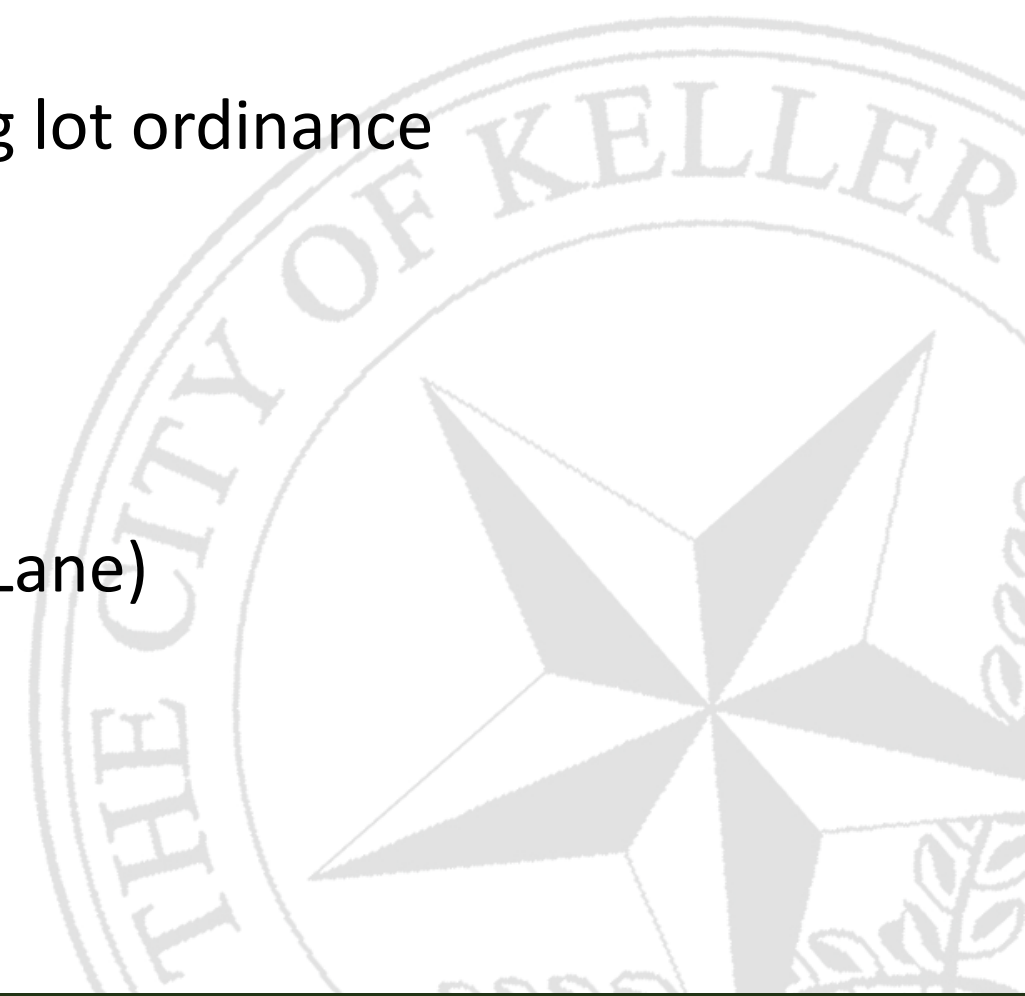
Julie Smith,
Director of
Community Services

Purpose

- To consider modification of the current flag lot ordinance

Impetus

- Current Development Request (148 Frank Lane)



Flag Lot Impacts History (Pre-2018)

Perspective	Pre-2018 Flag Lot Impacts	
	Pros	Cons
Emergency Services	- - - -	Vehicle Access Address Location Vehicle Turnaround Driveway Surface Strength
Traffic	Access to "Locked Land" - - - -	Creates More Locked Land/Development Holes Limited Parking Multiple Street Intersections/Driveways Reduce Return on Public Street Investment Decreased Street Capacity Limited/No street Network
Planning	Variance path for hardships -	Limits Development Patterns A Way to Circumvent Codes
PW/Utilities	Less Public Asset to Maintain - - -	Dean End Fire Hydrants Arterial Imbalances Circumvent Sewer Requirements Utility Locate Challenges

2018 Ordinance Regulating Flag Lots

- I. Flag lots are not permitted except under special circumstances upon receiving a recommendation by the Planning and Zoning Commission and approval by City Council as described below:
 1. Lots with greater depth relative to width which posture it for future necessity to create a flag lot shall not be permitted or created through platting or re-platting of an existing lot or lots.
 2. City Council may, upon a recommendation by the Planning and Zoning Commission, waive the lot width requirement and permit a flag lot if it finds that either:
 - a. A significant geographical, topographical, or other permanent constraint presents a hardship to subdivision complying with this Code and creation of a flag lot is deemed the optimum solution.

Or

 - b. The creation of a flag lot is not permanent and will, by means of future planned streets or adjacent development, be eliminated when those streets or adjacent development(s) are completed.

Or

 - c. When necessary to accommodate the function of hiding or concealing utility buildings/substation, or radio, television or communication towers.

And

 - d. The pole area of the flag lot is not included for purposes of calculating the minimum lot area under the established zoning district in which it sits.
 - e. The pole dimensions of the flag lot meet or exceed the minimum emergency access standards of the City of Keller.

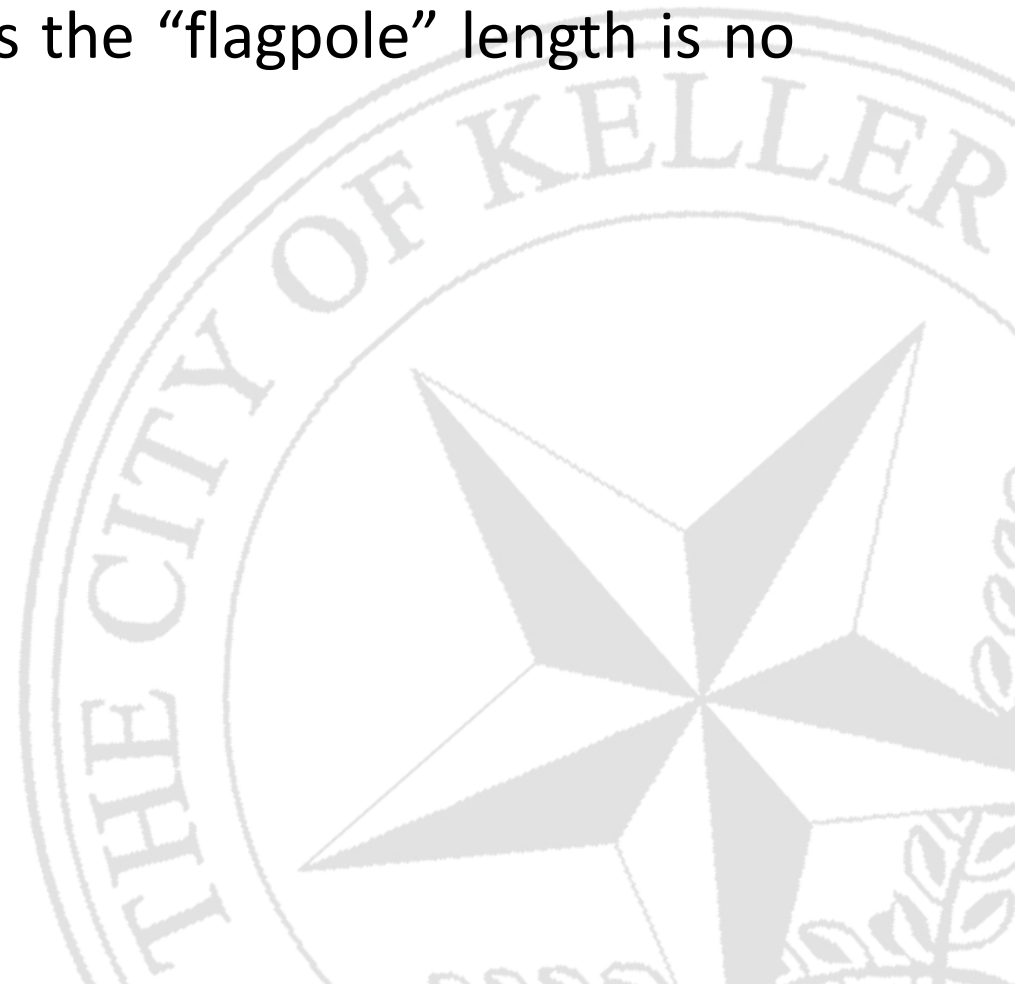
- Not Allowed
 - Can't "back into" a condition that forces a Flag Lot
 - PZ/CC can permit them if:
 - Natural constraint (or)
 - A temporary condition (or)
 - Necessary to access utilities
- AND
- The "pole" is not part of the lot size (and)
 - The "pole width" meets emergency access needs

Impacts of Current Flag Lot Ordinance (Post-2018)

Perspective	Post-2018/Current Flag Lot Impacts	
	Pros	Cons
Emergency Services	Clear Addresses Turn Around/Connection Solid Surfaces Vehicle Access	- - - -
Traffic	Internal Street Network Higher Return of Investments On Street Parking - - -	More Cul-De-Sacs - - - -
Planning	Variance path for hardships Fewer Access Easements	Grandfathered Conditions -
PW/Utilities	Fewer Dead Ends Clear Utility Access - -	- - -

Flag Lot Revision Proposal

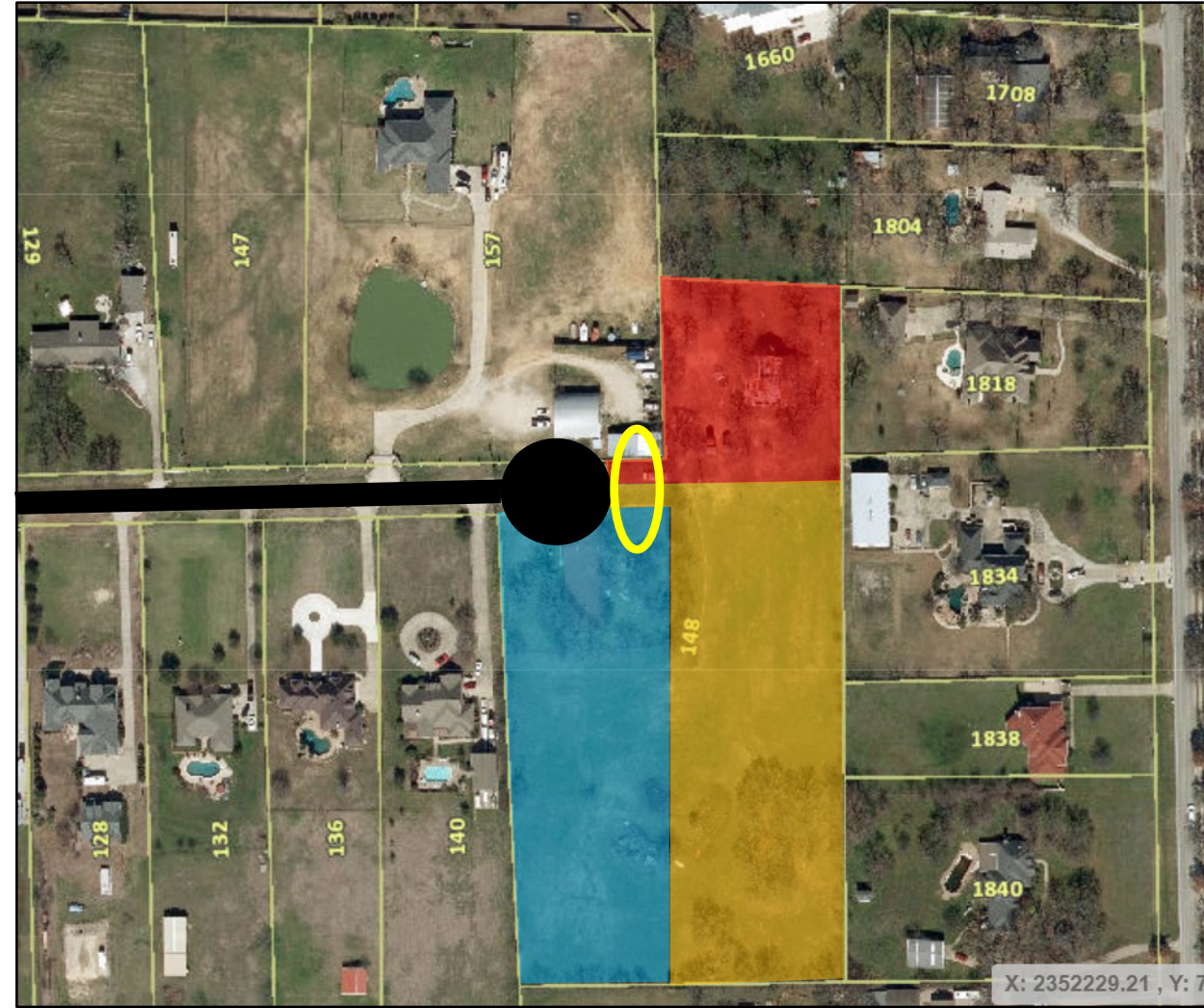
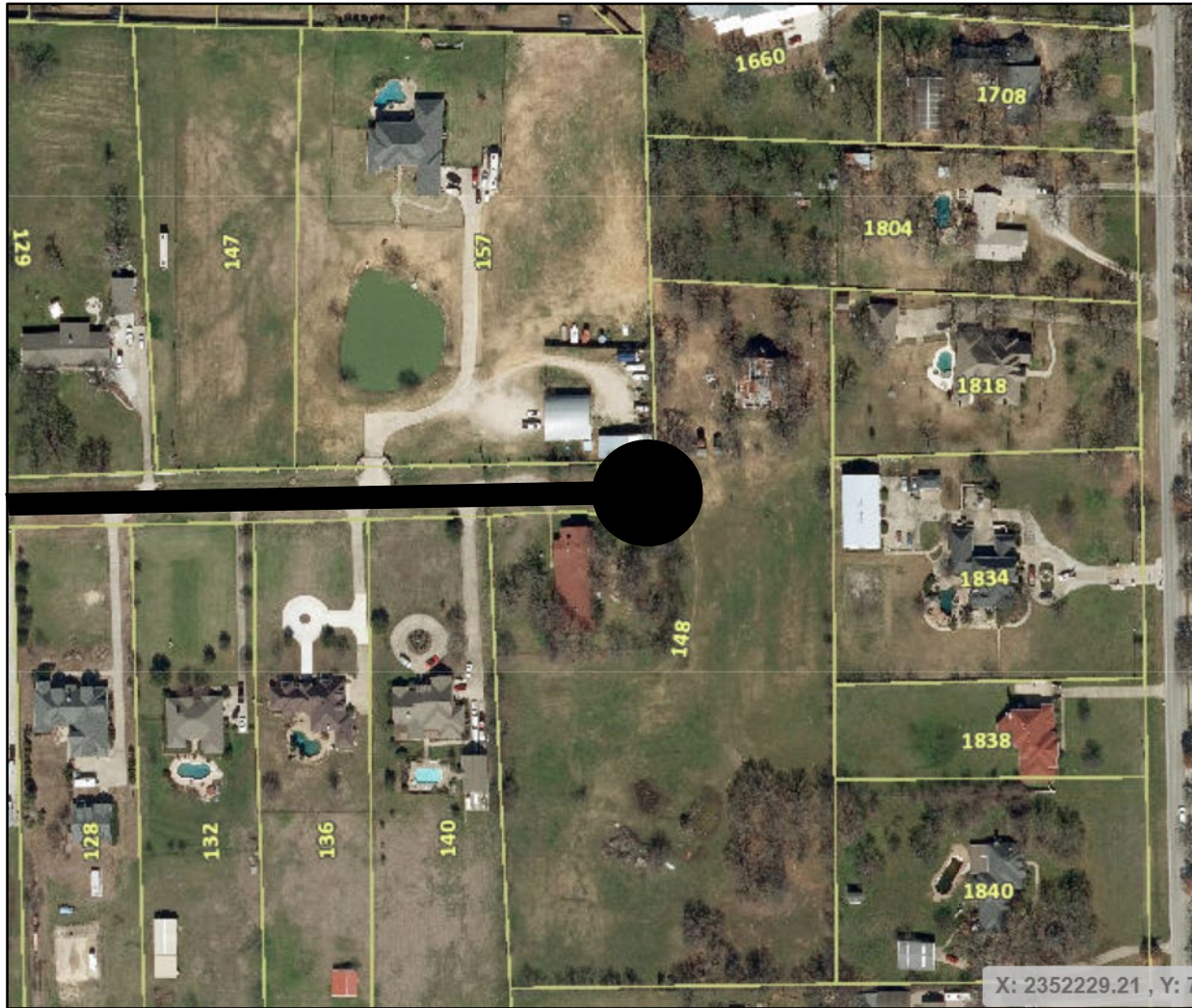
Amend ordinance to permit flag lots as long as the “flagpole” length is no more than 100 feet.



Flag Lot Example

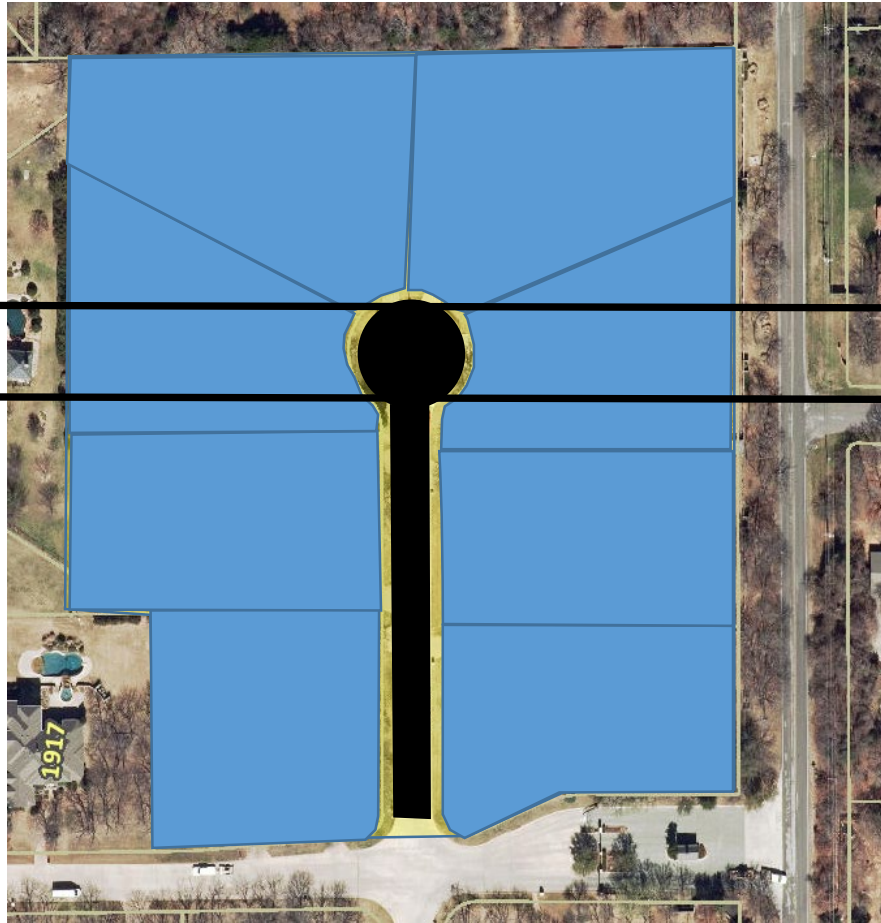
Current Ordinance

Proposed Ordinance

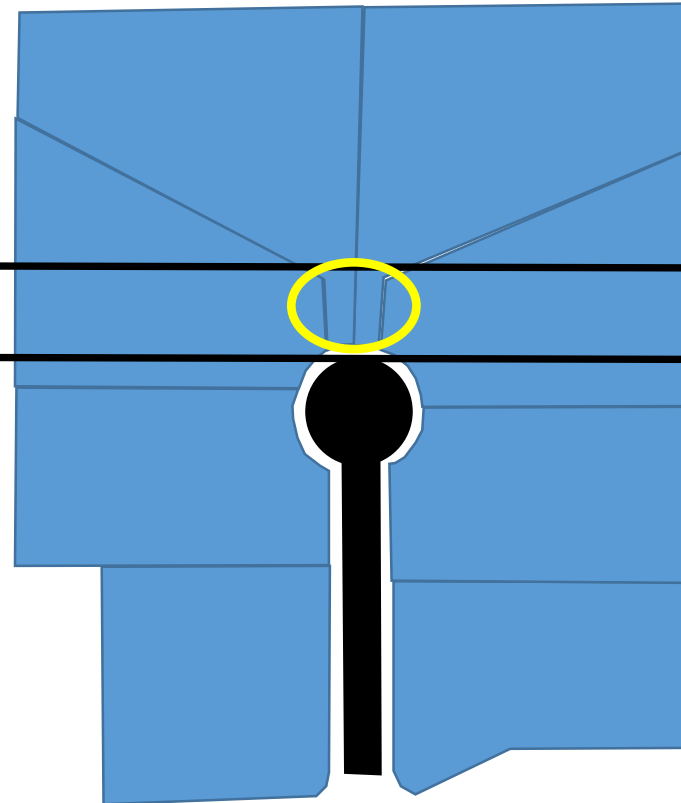


Flag Lot Revision - Potential Citywide Impact

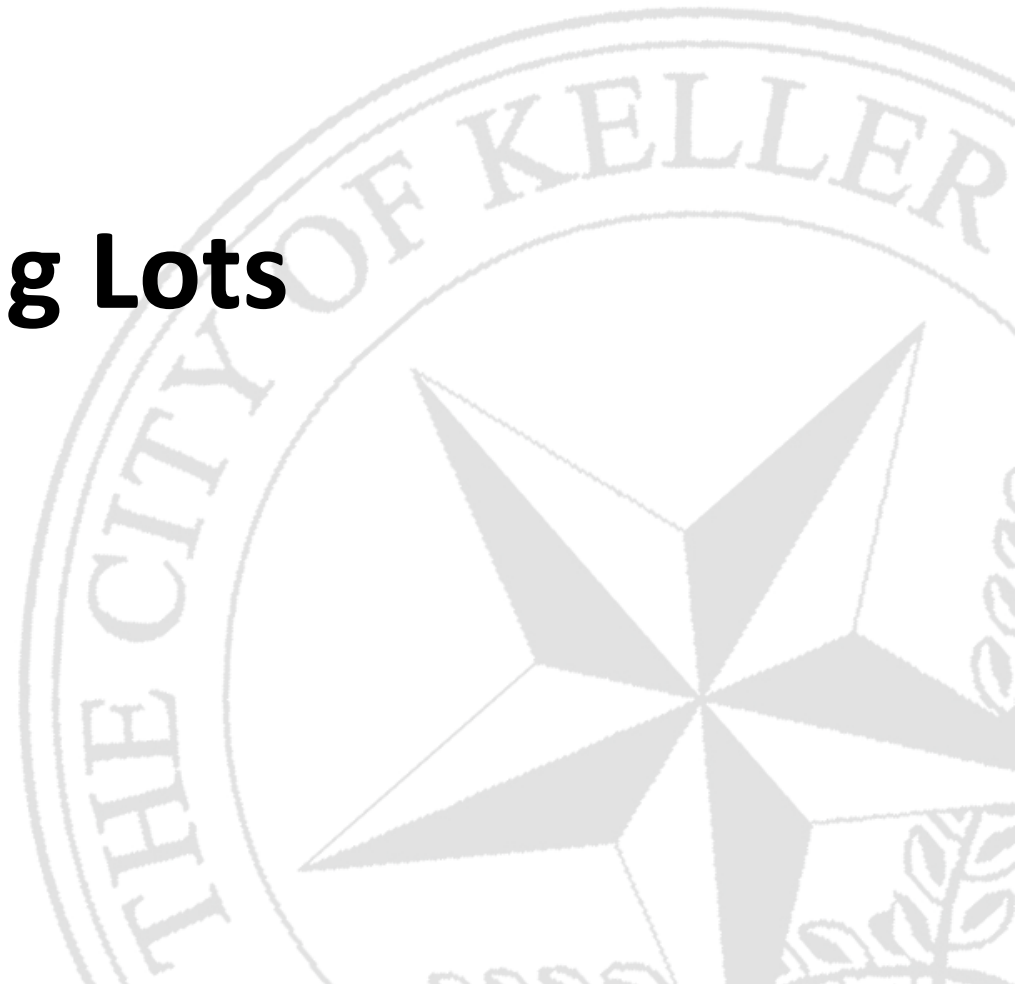
Typical Cul-de-Sac



“Short” Public Street



How to Avoid Flag Lots



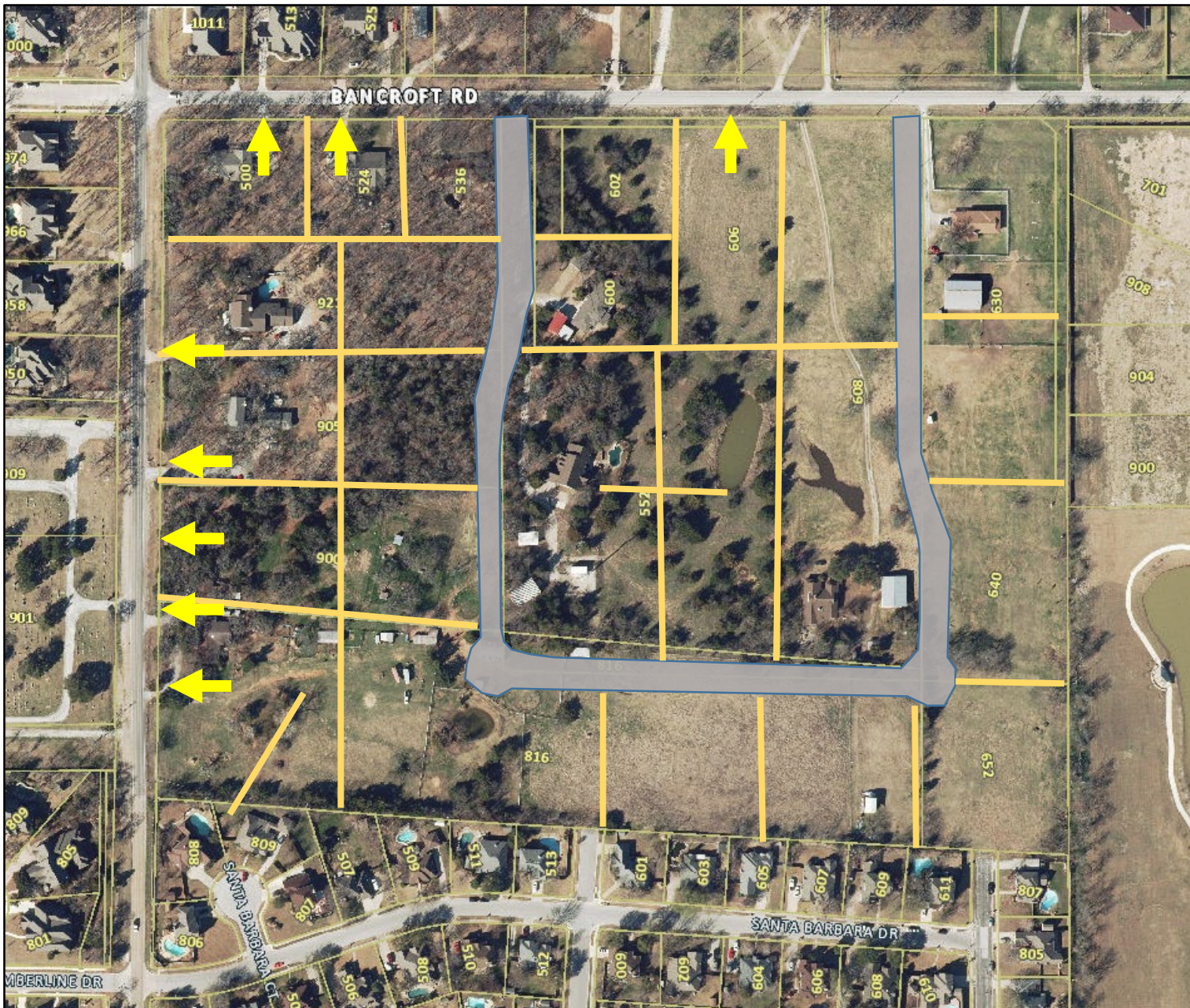


25 Lots

21 Arterial Driveways

4 Residential Driveways

12 Flag Lots

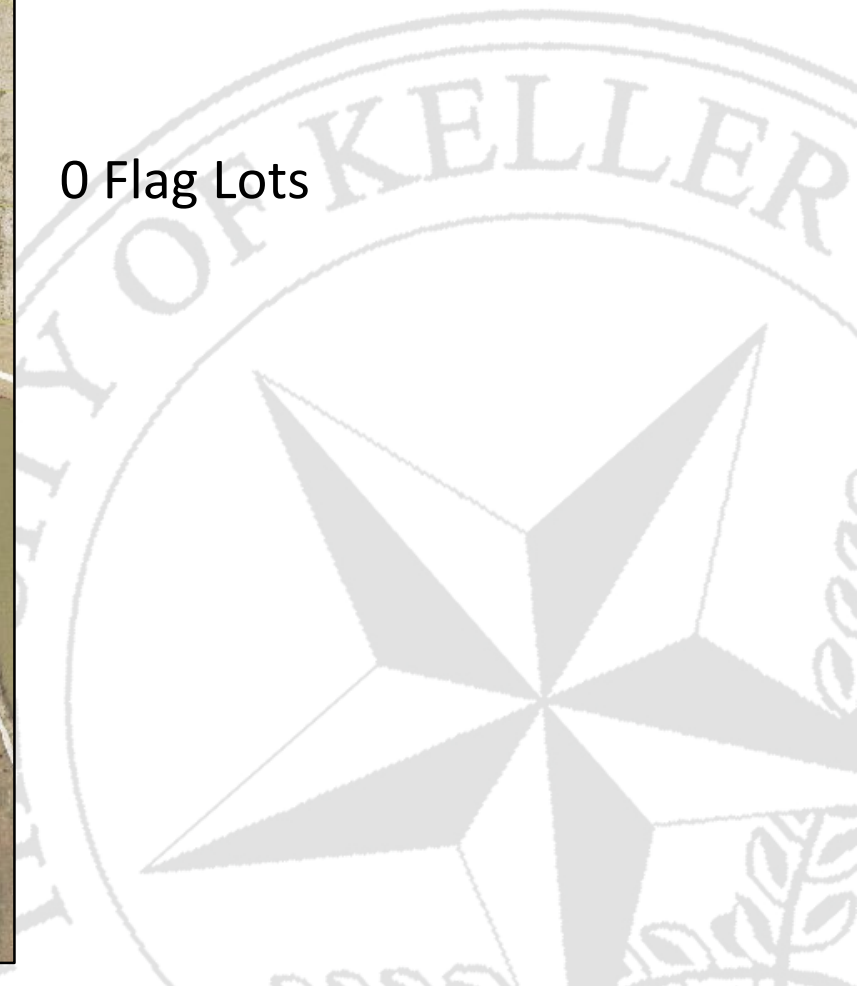


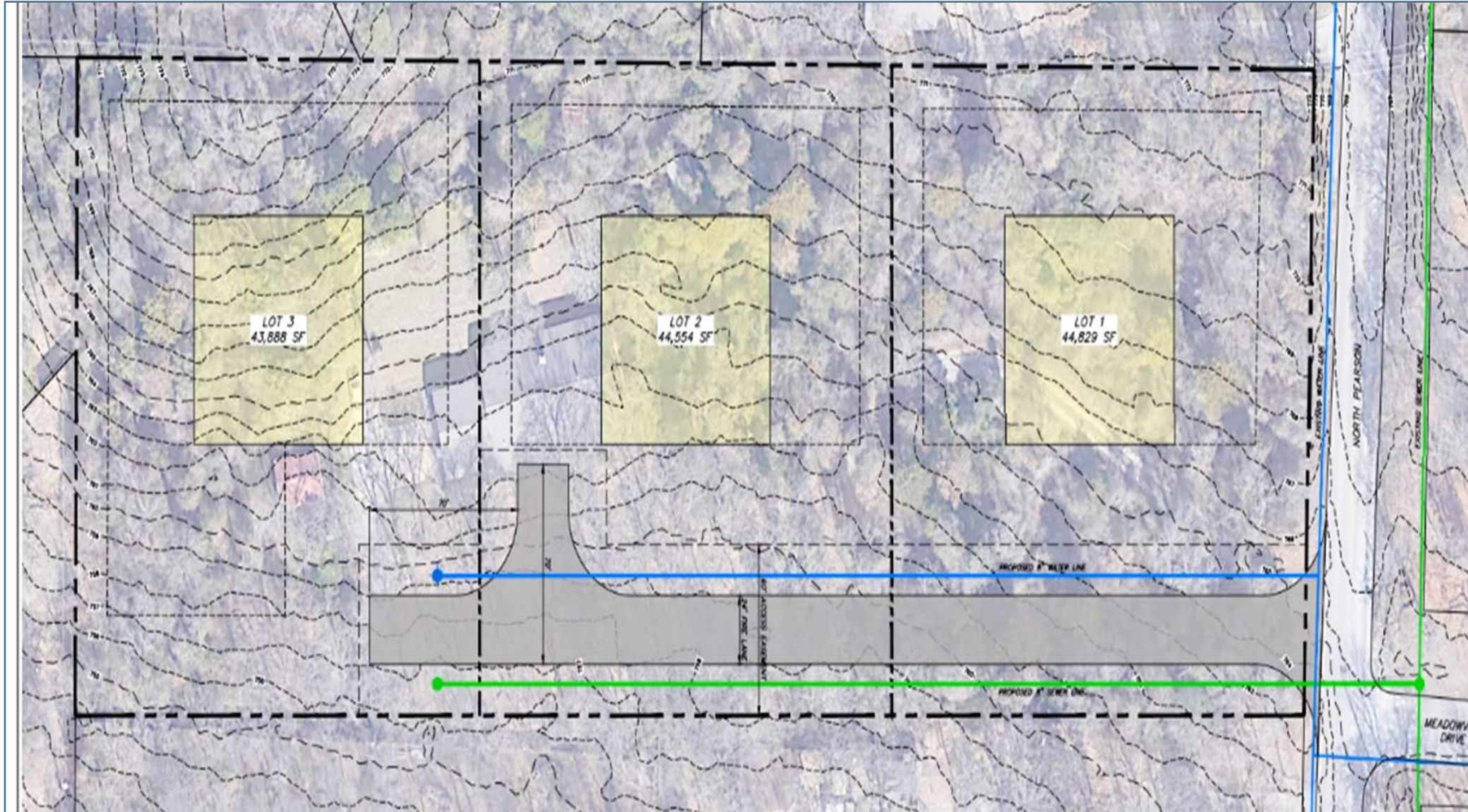
26 Lots

7 Arterial Driveways

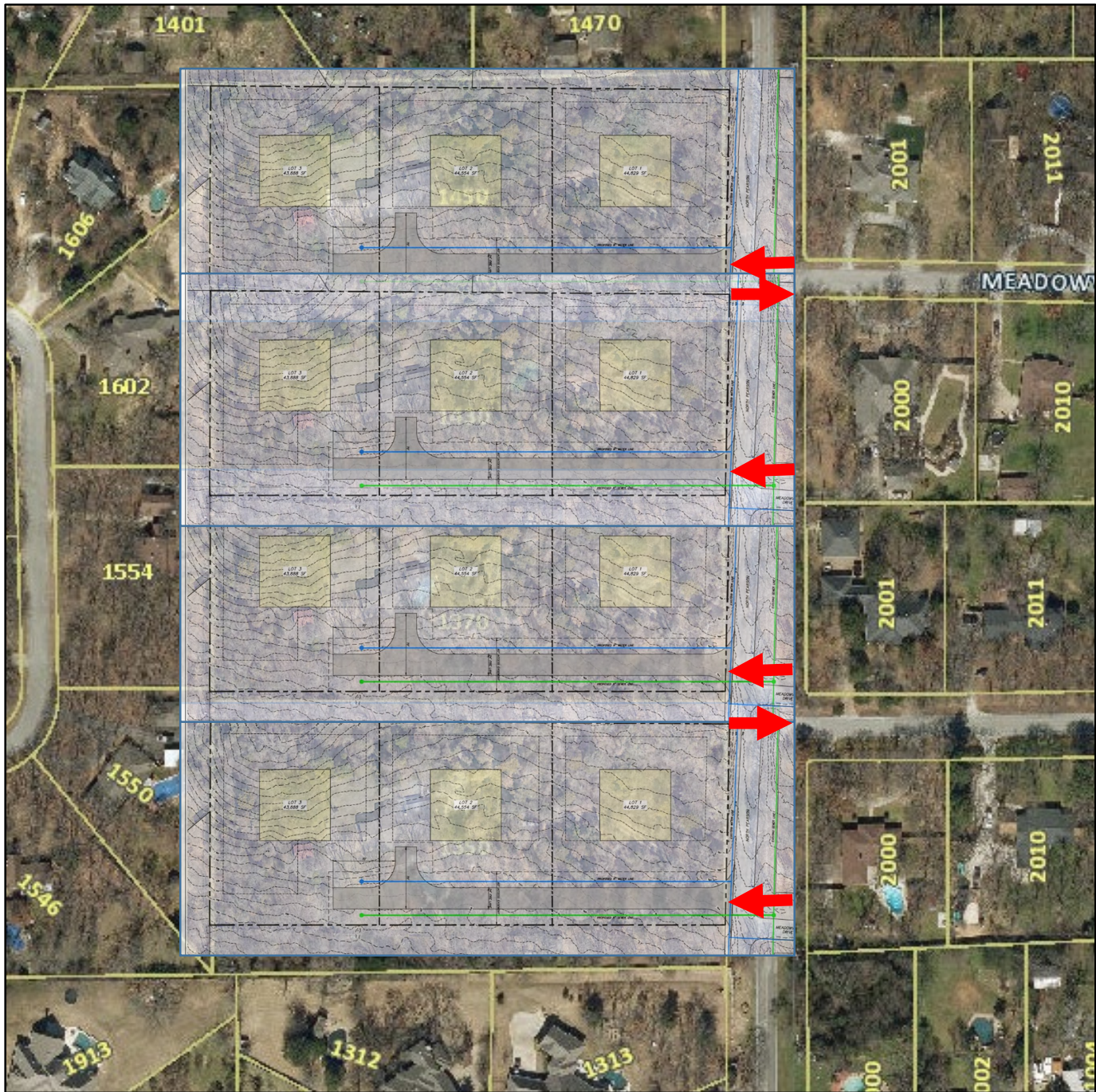
19 Residential Driveways

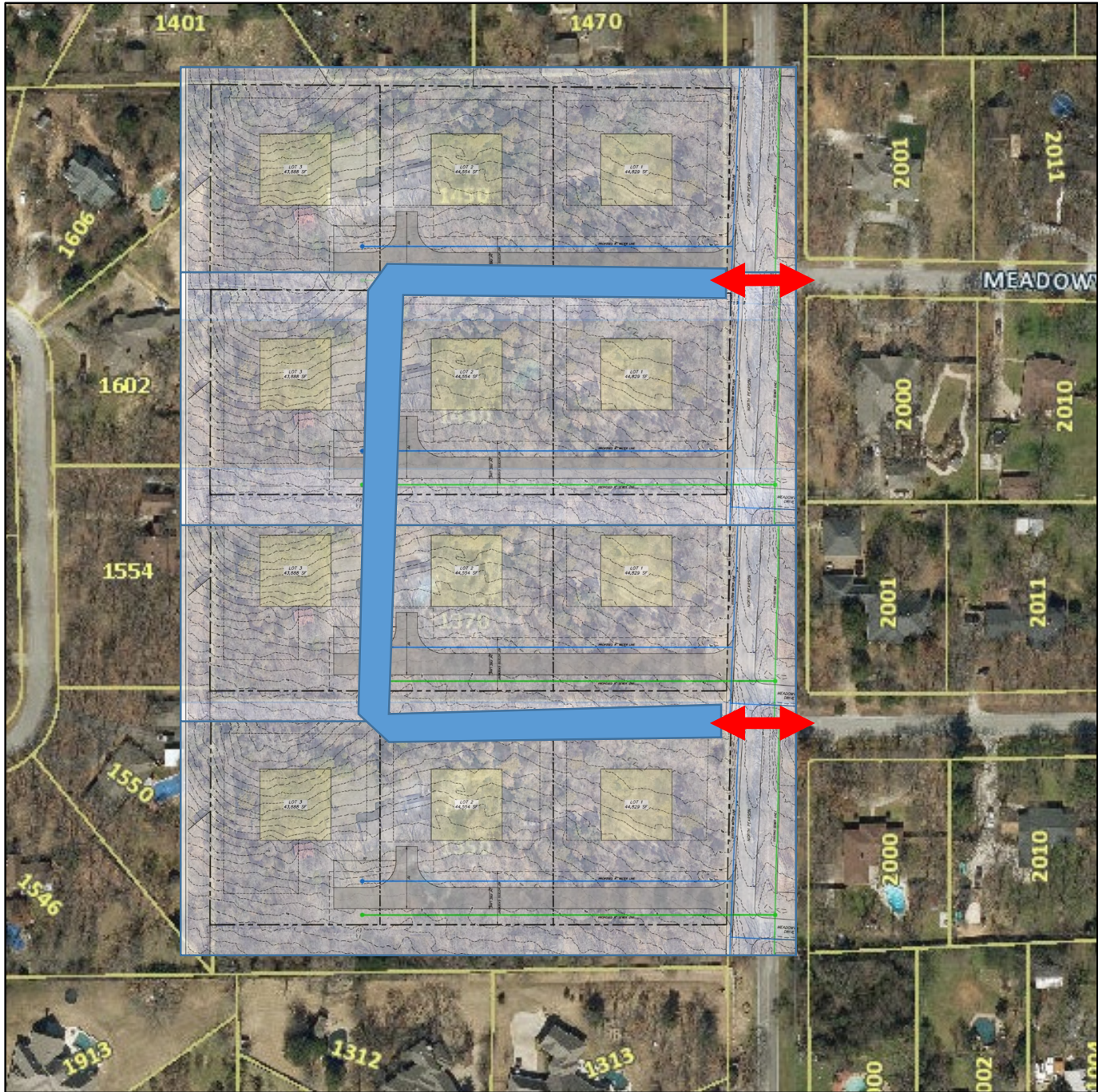
0 Flag Lots





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Questions?

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