

Item H-4

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 8 - Zoning Districts; Section 8.10, relating to breezeway connections; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-21-0005)

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Over the last several years, applicants have circumvented the UDC limitation of only two accessory structures per lot by attaching them to main structures via breezeways. Applicants then claim this is an expansion of the main structure and not a separate accessory structure.

Though certainly creating a connected fire path, the structures are built at different times and for different uses. The intent of the proposed amendment is to clarify the difference between an accessory structure and the expansion of a structure.

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Staff is proposing to amend Section 8.10 of the Unified Development Code (UDC) to delineate what constitutes an expansion of the main structure and what constitutes a detached structure.

Proposed Language:

“All accessory buildings that are attached to the main structure (i.e. breezeways, trellised walkways, etc.) shall not be considered an expansion of the main structure unless the expansion shares a wall with the main structure or incorporates a porte-cochere, with a minimum width of ten-foot perpendicular to the primary building. Otherwise, the structure shall be defined as a detached accessory structure and will be subjected to all accessory building standards. This applies to accessory dwelling units also.”

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An amendment to the text of the UDC requires a public hearing notice to be published in the *Fort-Worth Star Telegram* 15 days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the May 13, 2021, edition of the *Fort Worth Star-Telegram*.

As of today, staff has not received any comments either in support or opposition from the public.

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On May 11, 2021, the Planning and Zoning Commission held a public hearing at which no one spoke in favor or opposition; the commission voted unanimously to recommend approval of the item with modifications to permit Porte-Cocheres as part of the main structure.

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The City Council has the following options when considering a UDC text amendment :

- Approve as recommended by the Planning and Zoning Commission
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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