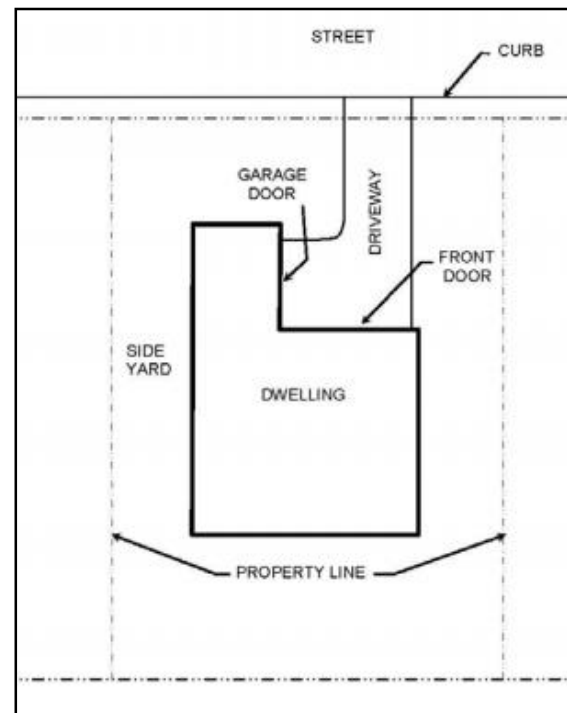


Item H-2

PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, Article Eight –Zoning Districts, Development Standards, Tree Preservation, by providing provisions to permit J-Swing garages in all zoning districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. (UDC-20-0004)

Item H-2

- A J-swing garage is a design where the drive “swings” 90 degrees in order to enter a garage that is in front of the house but faces to the side rather than the front and the street.
- The UDC describes a J-Swing Garage as: “Garages upon which the entry point from the street is located in front of the house and the garage door is perpendicular to the front of the house.”



Item H-2

- Currently, J-swing garages are only allowed in SF-8.4 residential zoning districts and smaller zoning classifications when permitted by a Planned Development.
- Staff is receiving an increasing number of requests to utilize the J-swing design in other residential districts, because the style reflects a trend in modern architecture. Even larger homes on larger lots often are designed with a second garage or storage area in addition to the traditional two- or three-car garages located on the side of the home.
- In addition to architectural styles, this design also provides more flexibility when developing irregular-shaped lots (such as cul-de-sac lots) or when a homeowner wishes to maximize tree protection by minimizing the size of the structure's footprint.

Item H-2

- Staff suggests modifying UDC Section 8.07 (C) (1) to permit J-Swing garages **in all residential zoning districts**.

Current Language

1. J-Swing garages are permitted only in the SF-8.4 (Single Family-8,400 square foot lots) and smaller zoning classifications and when permitted by a PD (Planned Development) district. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred (700) square feet.

Proposed Language

1. J-Swing garage are permitted **in all residential zoning districts**. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred (700) square feet.

Item H-2

- An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper 15 days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the July 31, 2020, edition of the *Fort Worth Star-Telegram*.
- As of today, staff has not received any letters of support or opposition from the public.

Item H-2

The Planning and Zoning Commission unanimously recommended approval on July 28, 2020.

Commissioner Thompson stated that he had built beautiful homes utilizing the J-Swing approach. He added, having additional design options deters monotony, allows for less impervious surface, and makes back yards larger.

Item H-2

The City Council has the following options when considering an amendment to the text of the UDC:

- Approve as submitted
- Approve with modifications or additional amendments(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Julie Smith
817-743-4129

Excellence • Integrity • Service • Creativity • Communication