

## Item H-4

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, by amending Article 8 - Zoning Districts, Development Standards, Tree Preservation, related to fence requirements; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, Applicant. (UDC-21-0008)

# Item H-4

## Vinyl Fences – Surrounding Cities

Vinyl Fences	
<b>Keller</b>	Vinyl fences are prohibited
<b>Bedford</b>	Materials permitted are wood, masonry, chain link, wrought iron, galvanized steel pipe, vinyl or other materials designed for the primary purpose of Fence construction
<b>Trophy Club</b>	Vinyl or similar materials shall be submitted for consideration to the Planning & Zoning Coordinator or their designee (staff approval) prior to fence permit approval. BUT, vinyl never approved. Scheduled for CC discussion/reconsideration.
<b>Hurst</b>	At least six (6) feet in height of brick, decorative masonry, wood, vinyl or other permanent material, which forms a visual barrier of uniform character, density, and design
<b>North Richland Hills</b>	Materials for decorative fences such as vinyl or split rail fences may be approved by the building official (staff). (Vinyl generally approved if vinyl is made for fencing and not “repurposed” vinyl.)
<b>Southlake</b>	Vinyl not listed as an accepted fence material.
<b>Westlake</b>	Vinyl Fences are prohibited.



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### Vinyl Fences – Proposed

#### Sect. 8.11(A)(4):

White vinyl fencing is only permitted in the SF-36 zoning district if all of the following requirements are met:

- a) designed as a post and 2-, 3-, or 4-rail ranch fencing (see Diagram XX), and
- b) applicant's property is used for agricultural purposes or is immediately adjacent to agricultural uses, and
- c) property in the immediate vicinity also utilizes white vinyl or white wood post and rail fencing (i.e. Mount Gilead north of Bancroft), and
- d) the fencing material is professional grade (e.g. made from virgin vinyl, contains UV inhibitors (such as titanium dioxide) and impact modifiers), and
- e) the fence is warrantied for a minimum of 20 years (versus "lifetime" warranty).

# Item H-4 Vinyl Fences – Mount Gilead Examples



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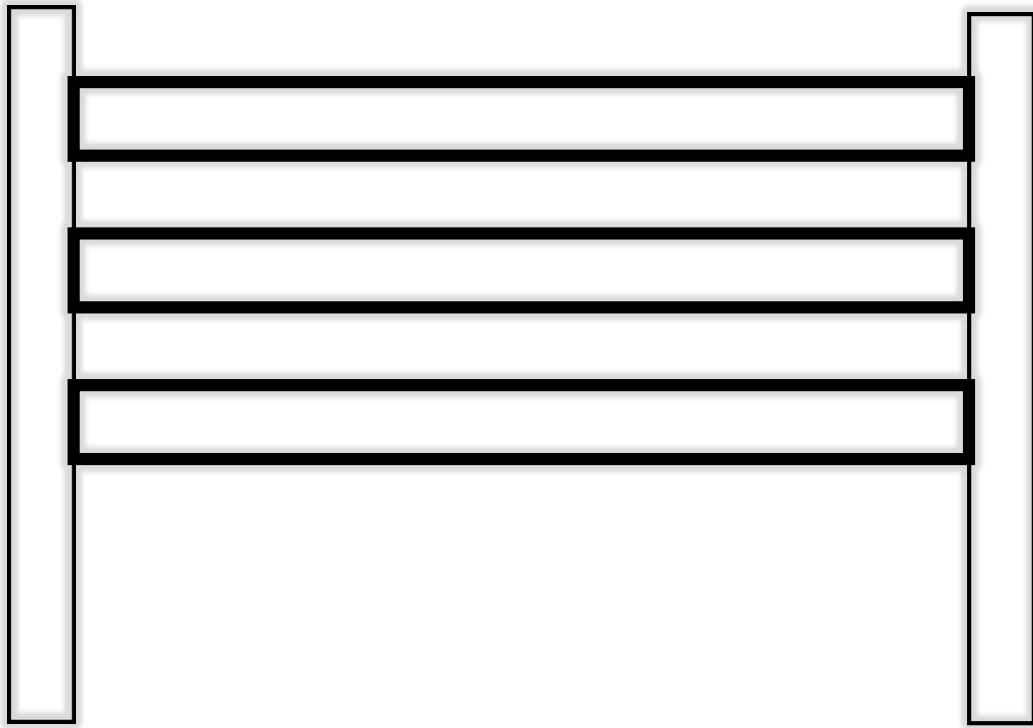
## Vinyl Fences – Mount Gilead Examples





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## Vinyl Fences – Proposed



White rail fencing (post and rail) is typically used for ranches to contain horses and similar livestock. The open nature of the fencing allows the view of pasture land to be unobstructed. These fences are typically made with wood (painted white) or white vinyl rails (two to four) horizontally mounted between two posts.

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# Open Style Fencing Definition

- “Open style” fencing requires that 50% of each panel be open. Examples of open fence styles include pipe, pipe and cable, wrought iron, picket, and rail fencing.



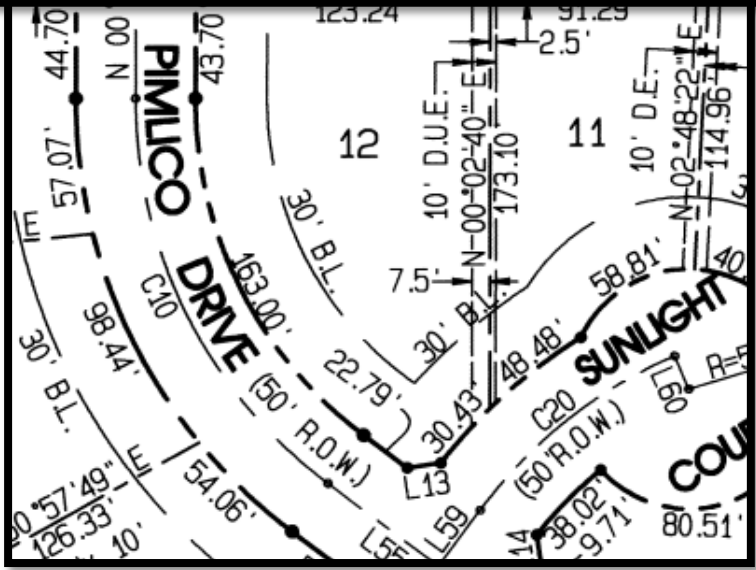
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## Fences on Corner Lots

### Section 8.11 (C)(3)

3. The location of fences adjacent to a street on corner lots shall be as follows:

- a) ...
- b) ...
- 4) If the corner lot is on an entry to a cul-de-sac, the fence may extend to the build line on both street-facing sides even if closer than 25' and extends in front of the adjacent home. This latter scenario assumes the corner home was built behind the build line.









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## Fence Height for Corner Lots – Section 8.11

### B. *Height Requirements.*

1. Height requirements are as follows:

- a) Eight feet (8') maximum for all interior rear and side yards ~~except for corner lots.~~
- b) ...
- c) (1)(a) ~~Six~~ **Eight** feet for side and rear fences adjacent to a street
  - (c) When a fence is adjacent to a park or trail (regardless whether it is developed or passive) the maximum height allowed is ~~six~~ **eight** feet (~~6~~ **8**').

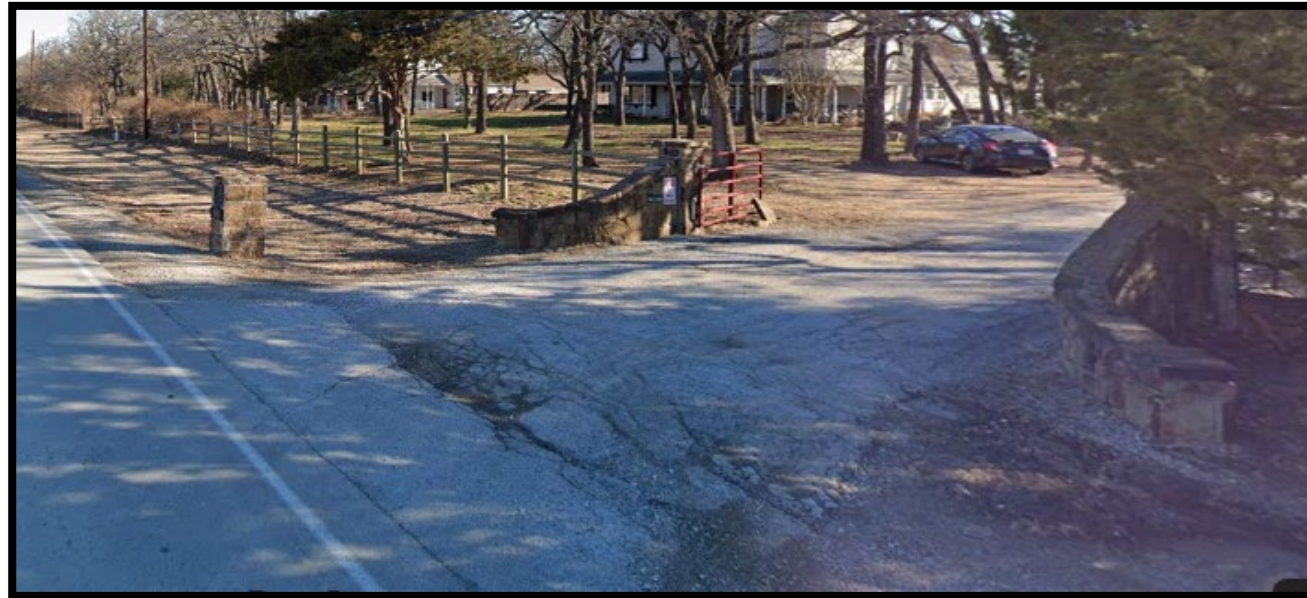


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## Fences on Corner Lots

### Section 8.11 (C)(3)

1. In all zoning districts, fences adjacent to a street must be inset a minimum of four feet (4') from the property line **except when the front property line is adjacent to a bar ditch.**



3. The location of fences adjacent to a street on corner lots shall be as follows:
  - a) Open-style fences (including front and side yards when adjacent to a street) **shall** be located four feet (4') inside of the property line **except when front property line is adjacent to a bar ditch.**



## Item H-4 Fences on Corner Lots

### Section 8.11 (C)(3)

3. The location of fences adjacent to a street on corner lots shall be as follows:

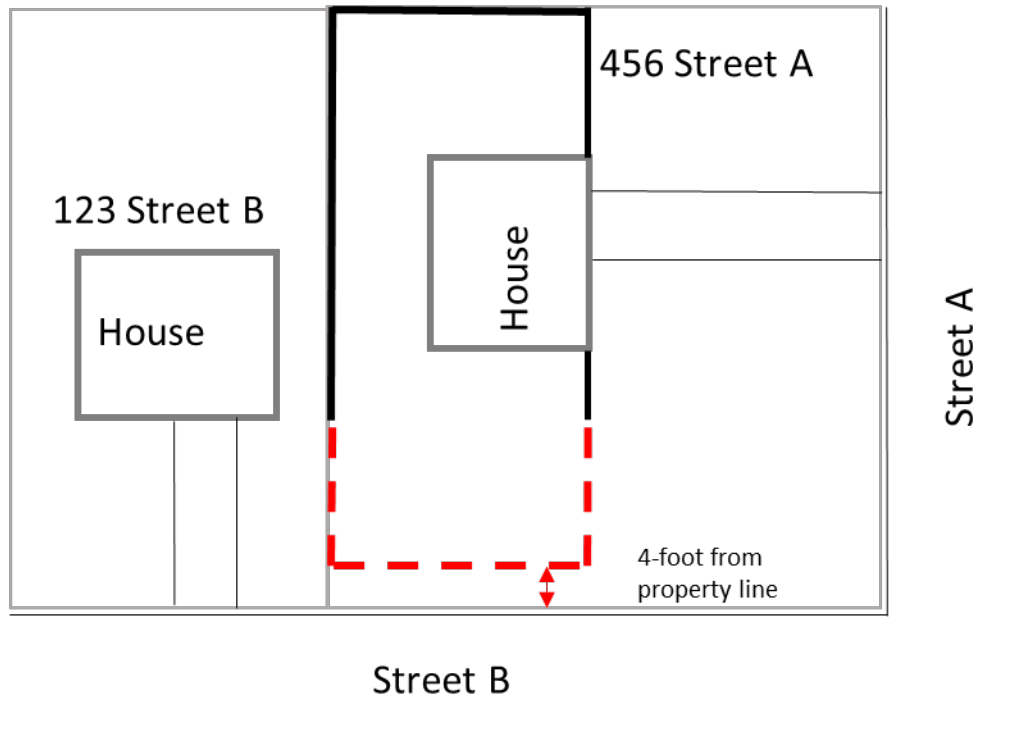
a) ...

b) If a side or rear fence for a property is located in front of the main structure of an adjacent property:

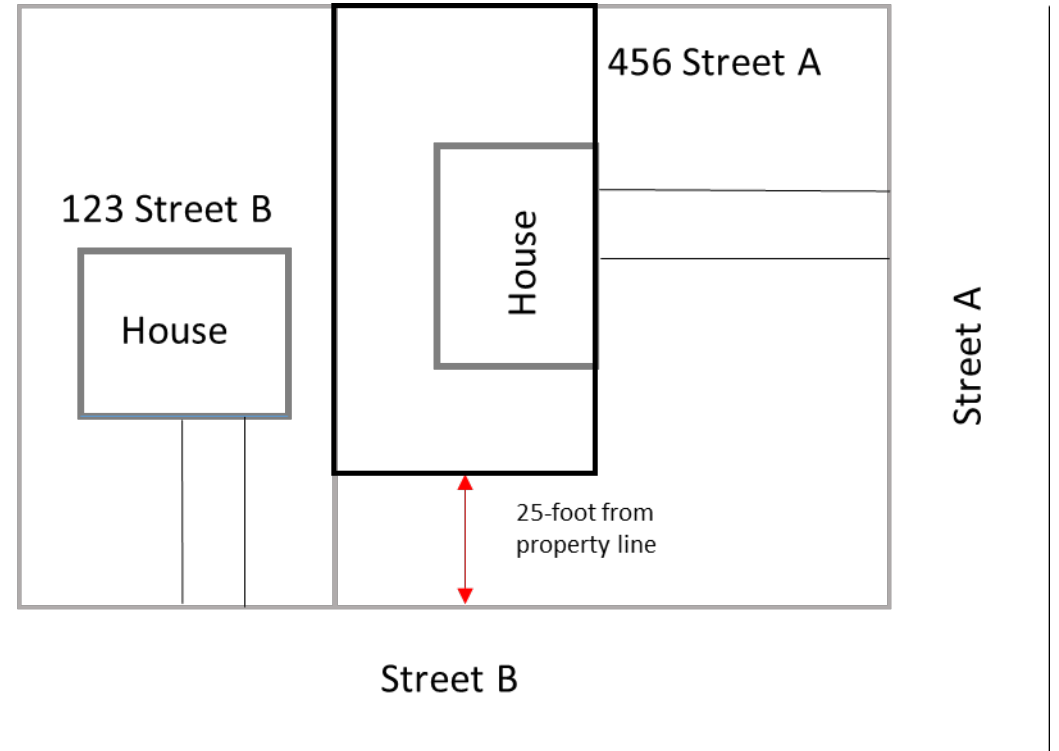
- 1) A solid fence may be located no closer than 25 feet from the side property line facing the street.
- 2) An open-style fence may be located no closer than 4 feet from the side property line facing the street.
- 3) Landscaping may not be added that inhibits traffic visibility of the corner.



# Item H-4 Fences on Corner Lots



Legend: - - - Open fence      **—** Privacy fence



Legend: **—** Privacy fence



## Item H-4

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the City Council meeting date. The notice for the City Council public hearing was published in the October 17, 2021, edition of the Fort Worth Star-Telegram.

## Item H-3

On October 12, 2021, the Planning and Zoning Commission unanimously approved the item as presented.



## Item H-4

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?

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