

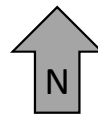
Item H-3

Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to exceed the maximum thirty-six inch (36") height in the front yard building setback of a single-family residential property, located on 0.459-acres, on the north side of Charrington Drive, being Lot 9, Block B, Willis Coves Addition Phase I, at 513 Charrington Drive, and zoned PD-SF-12 (Planned Development - Single Family Residential – 12,000 square-foot lot size minimum). D & M Welding Fences and Gates, applicant. Angel Morales, owner. (UDC-17-0035)

Item H-3
Zoning Map



Variable Setback



Item H-3
Aerial View



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Item H-3 Site Photo



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WILLIS COVES PHASE

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Item H-3 Analysis

Section 8.02 (F.2.a) of the UDC states that when considering a UDC Variance request, the Planning and Zoning Commission and the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

Item H-3 Professional Opinion

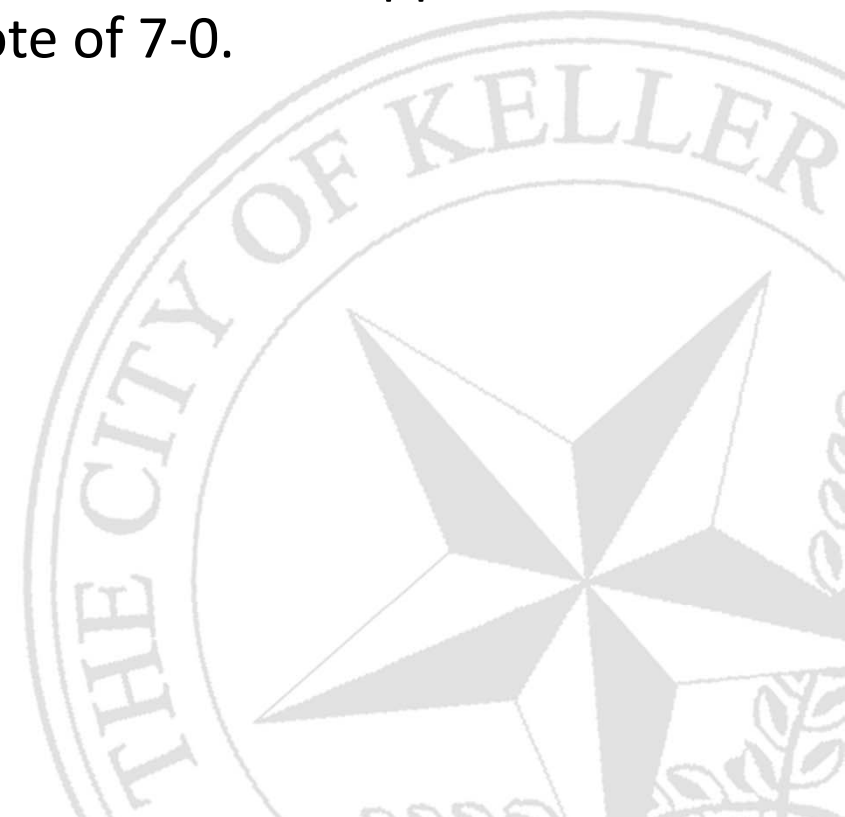
It is the opinion of the staff to **support** this variance request regarding fence height, provided that the fencing remain open-type ornamental or wrought iron. The fence location on the property will not impact the aesthetics of the neighborhood since the build line approximately has a ninety-foot (90') setback, creating a large front yard. A fence extended in front of the main structure will not be noticeable due to the ninety-foot (90') setback. To maintain a proper turning radius, the fence line would extend seven-feet (7') to the south.

Staff forwards this UDC Variance request for City Council consideration as presented with the following condition:

1. The variance request for a six-foot (6') high wrought iron fence placed in the front yard building setback or in front of the main structure as shown on "Exhibit A" shall be allowed.

Item H-3 Planning and Zoning Action

The Planning and Zoning Commission considered this UDC Variance application on January 22, 2018 and recommended approval with conditions as was shown in “Exhibit A” by a vote of 7-0.



Item H-3 City Council Action

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

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



Questions?

Trina Zais

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