

### **Item I-3**

PUBLIC HEARING: Consider an ordinance approving amendments to the City of Keller Unified Development Code, adopted by Ordinance No 1746, dated July 7, 2015 by amending Article 3, Definitions; and Article 8. Zoning Districts. Development Standards. Tree Preservation. Section 8.03 Zoning Districts. Town Center. Section 8.06 Service Area Design and Requirements. Section 8.13 Screening Wall Requirements. Section 8.15 Supplementary Regulations. Section 8.18 Illustrations. and Section 8.19 Tree and Natural Feature Preservation. City of Keller. applicant. (UDC-18-0008)

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### Focus Areas:

- Design Standards for Service Areas
- Tree Clearance Over Roadways

## **Item I-3: Design Standards for Service Areas**

### **History:**

- City staff has received a variety of complaints regarding dumpster enclosures around town and decided to seek a comprehensive solution to issues of design, access and visual appeal
- Business owners also reached out regarding the need for better air flow around certain ground-mounted equipment

### **Goal:**

- Improve design standards for service areas, specifically screening wall enclosures for waste containers and ground-mounted equipment such as AC units
- Provide additional flexibility to business owners to meet the needs of their equipment
- Ensure easy accessibility for CWD trucks



1004 Keller Pkwy 04/23/18 4:21 Pm

Summer Moon Coffee



1002 Keller Pkwy 04/23/18 4:23 Pm

Chick-fil-a



967 Keller Pkwy 04/23/18 4:30 Pm

AT&T

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### Section 8.06 Service Area Design and Requirements

- 1. To reinforce the professional image of each development site, all service areas and mechanical equipment, noise and odors shall be located at the rear of the property and screened from views using walls, berms, shrubs, trees and/or a combination of materials.
- 2. Service areas and ~~trash receptacles~~ waste containers (including fryer grease recycling bin or vessel when applicable) and trash compactors shall be located at the rear of the property and shall not face a street. The ~~dumpster waste containers and trash compactors~~ shall be screened with a masonry wall compatible in material and color with the primary building. ~~Solid metal frame doors~~ Door frames made of tubular steel shall be utilized for ~~dumpster waste container and trash compactor screening closure wall gate.~~ Door frames and door covering shall be able to support and function for the intended use and shall be approved during site plan approval; however, no wood is permitted. A pedestrian access point shall be provided for access to a ~~dumpster location~~ waste container and trash compactor enclosure to facilitate access without opening the gate (see Section 8.18 – Figure ~~19-20 and 21~~).

**Bottom Line:** *Door frames are to be made of tubular steel and door coverings may be made of any material other than wood.*

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Example of Tubular Steel Louvers or open fencing



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### Section 8.06 D. Service Area Design and Requirements

- 3. Loading docks, truck service entrances, service entrances/overhead doors for automobile/boat oriented uses or any use requiring overhead service doors shall not face a street. These areas shall be designed to blend into the site and have low visual impact.
- 4. Unless otherwise noted, the screening requirement shall be masonry screening. Any alternatives shall be shown on the site plan and be specifically approved based on the visual impact for the use. Openings in the masonry screening wall with non-wood louvers or ornamental metal or tubular steel open fencing, along with live screening on the outside of the louvers or open fencing, may be considered at time of site plan approval to allow for air flow to air conditioning units and other ground mounted mechanical equipment. The following uses shall be screened:
  - a. Trash compactors and ~~bins~~ waste containers (including fryer grease recycling bin or vessel when applicable)
  - b. Stored equipment or manufactured items
  - c. Storage tanks and pumps

**Bottom Line:** *Openings in a masonry screening wall are allowed to help with airflow. They can be constructed of either non-wood louvers or ornamental metal or tubular steel open fencing. With either of these options, live screening is also required.*

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### Section 3.01 Definitions

- Waste Container is a container used for trash or recycling purposes, including but not limited to fryer grease recycling bin or vessel.
- Trash Compactor is a container used to compact trash or recycling material.
- ~~Refuse Containers — Trash containers~~

**Bottom Line:** Clarifies that screening requirements apply to trash and recycling containers, trash compactors and fryer grease recycling bins/vessels



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Figure 20

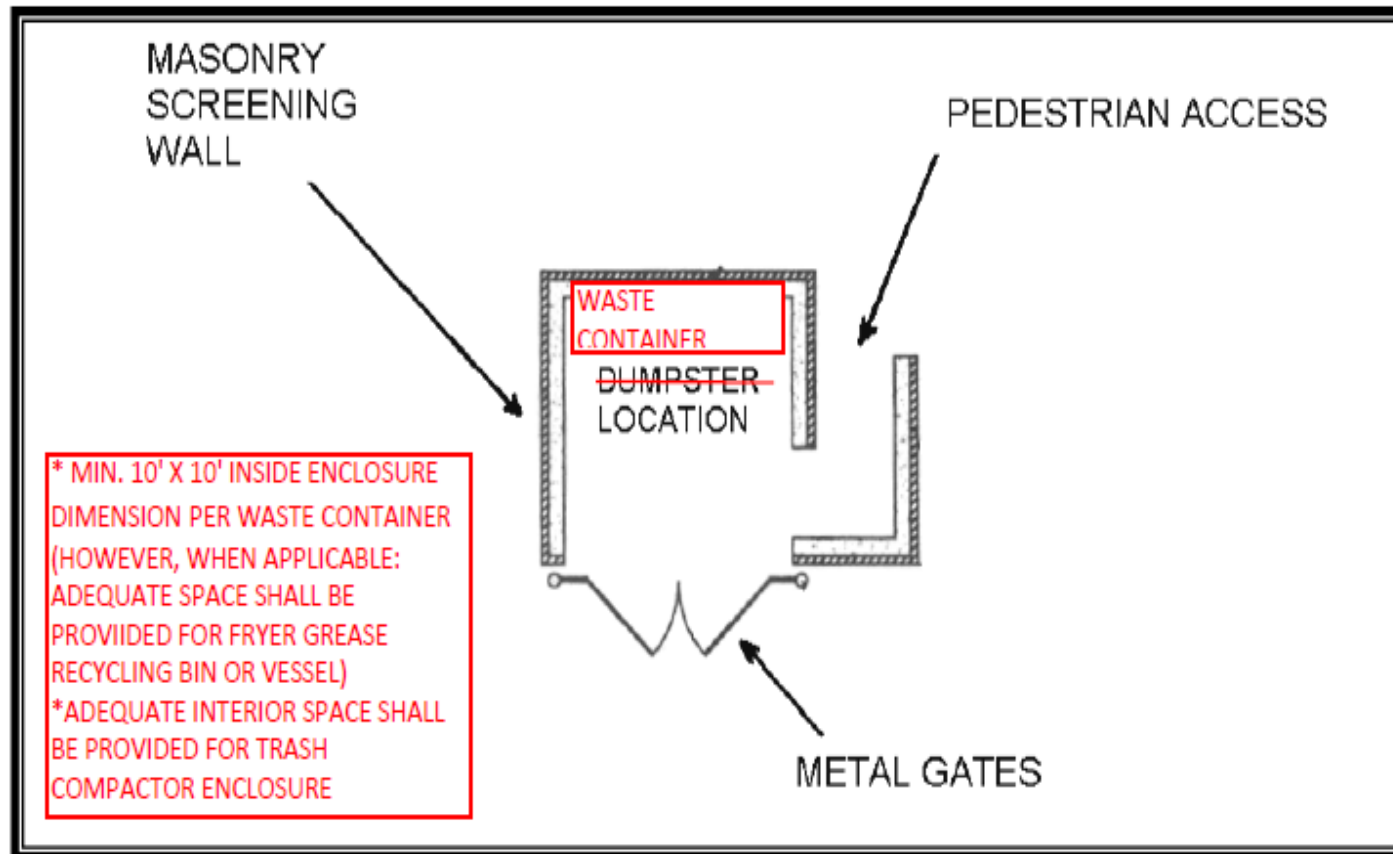


Figure 20 - Pedestrian Access for Typical Waste Container Screening Closure

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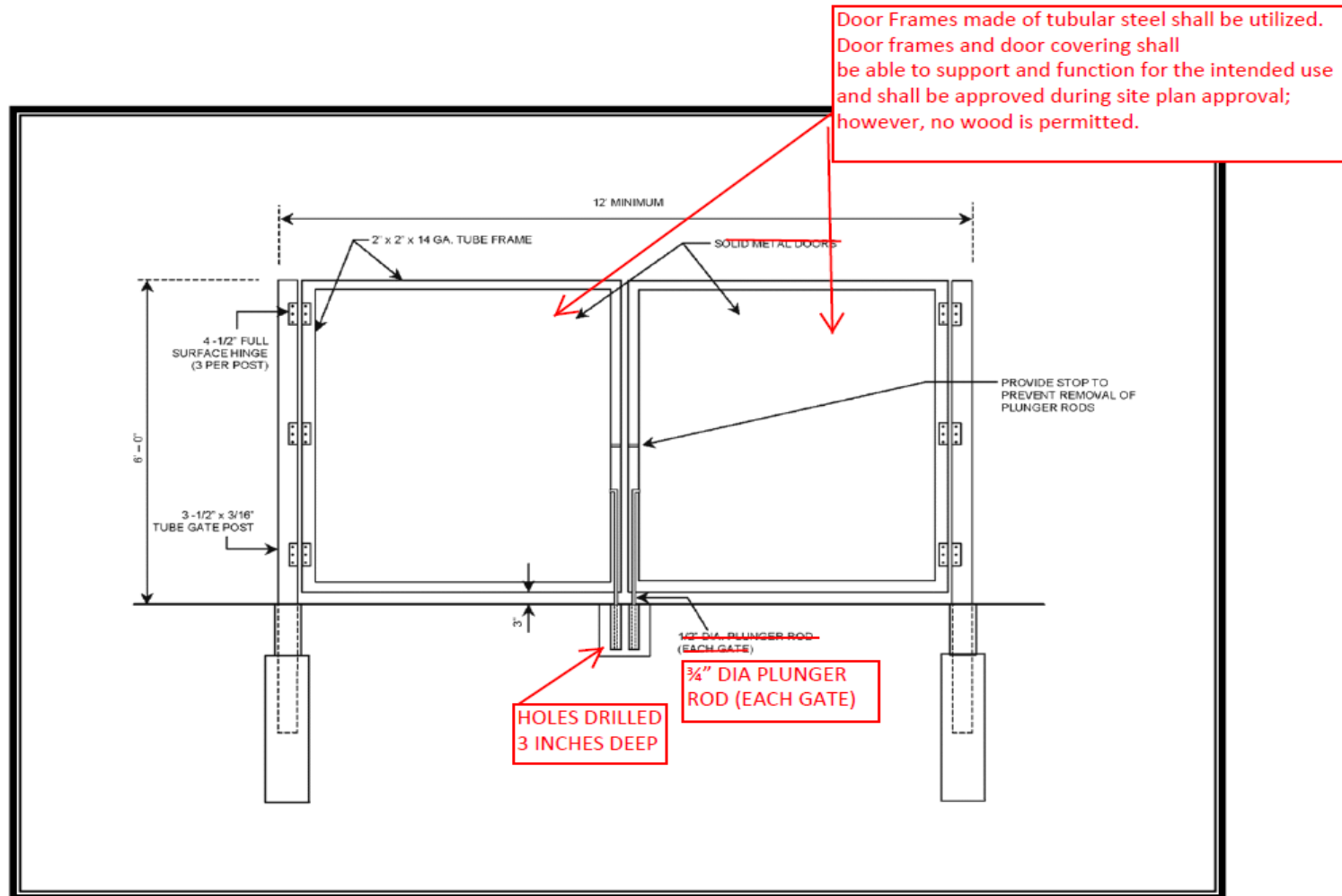


Figure 21 - Typical Waste Container Screening Gate

## **Item I-3: Tree Clearance Over Roadways**

### **Areas of Concern:**

- Fire Apparatus: Our tallest fire truck requires a minimum 14-foot clearance due to the ladder/bucket configuration
- Traffic Signal Visibility: State requirements mandate that all traffic signals be built at least 15 feet above the roadway
- The UDC currently requires only 13.5 feet of clearance for trees over a public roadway, creating issues for both Fire and Public Works

### **Staff proposal:**

Increase the minimum clearance requirement for trees over a public roadway to 15 feet

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Section 2.06 (C) of the UDC, lists criteria for approval of an amendment to the Unified Development Code:

- Whether such change is consistent with the intent and purpose of this Development Code.
- The areas that are most likely to be directly affected by the amendment and in what way they will be affected.
- Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected.

## **Item I-3: P&Z Action**

The Planning and Zoning Commission recommended approval of these proposed UDC Changes at its May 14, 2018 Meeting, 7 to 0.

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

- Recommend approval as presented
- Recommend approval with modifications
- Table the item with clarification of intent and purpose
- Recommend Denial



**Questions?**  
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