

Item I-4

PUBLIC HEARING: Consider an ordinance of the City Council of the City of Keller, Texas. amending the City of Keller Code of Ordinances by amending Chapter 8, Health and sanitation. Article I, Section 8-100. concerning growth of weeds and grass: providing a severability clause: providing a penalty; providing a conflicting ordinance clause; authorizing publication: and establishing an effective date.

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History:

- City staff has received a number of complaints in recent years about undeveloped lots
- Complaints have focused on rodent and other wildlife issues as well as illegal dumping and aesthetics

Goals:

- Minimize adverse impacts on adjacent property owners
- Discourage illegal dumping on undeveloped lots
- Minimize fire risk on undeveloped lots during dry weather conditions

Item I-4: Current Conditions

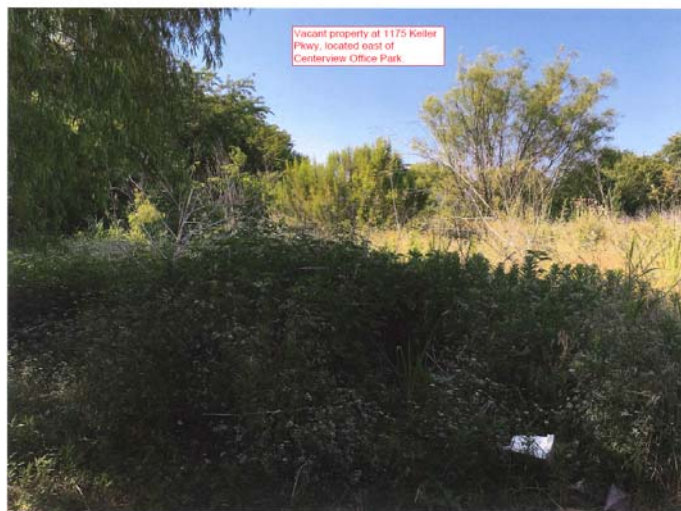


In Section 8-100 (3), it says that undeveloped property has to be mowed 50 feet from the street right-of-way line and if adjacent to developed land, 20 feet from that property line.

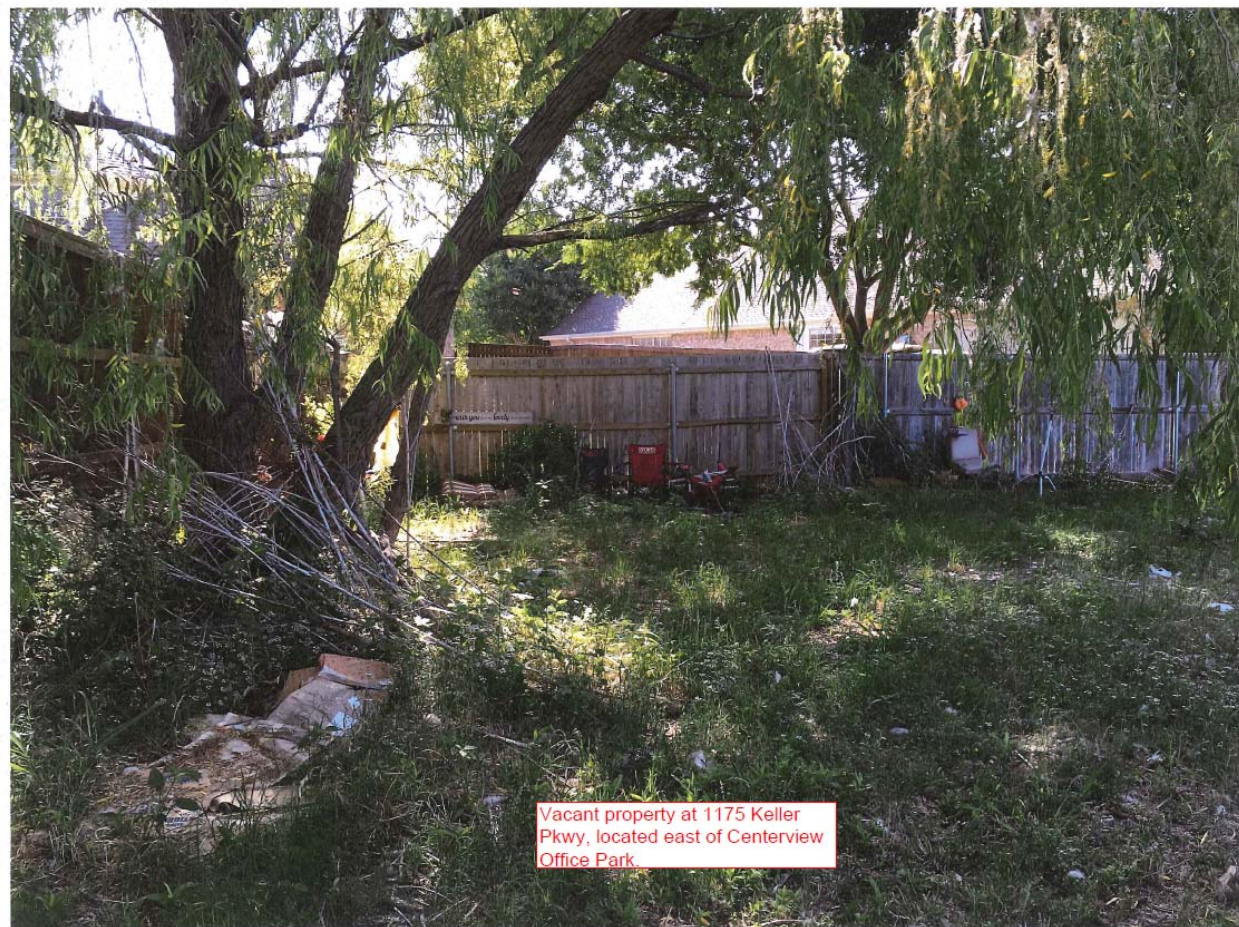


Vacant property at 1175 Keller Pkwy, located east of Centerview Office Park.

Weeds are approx 7-8 foot tall



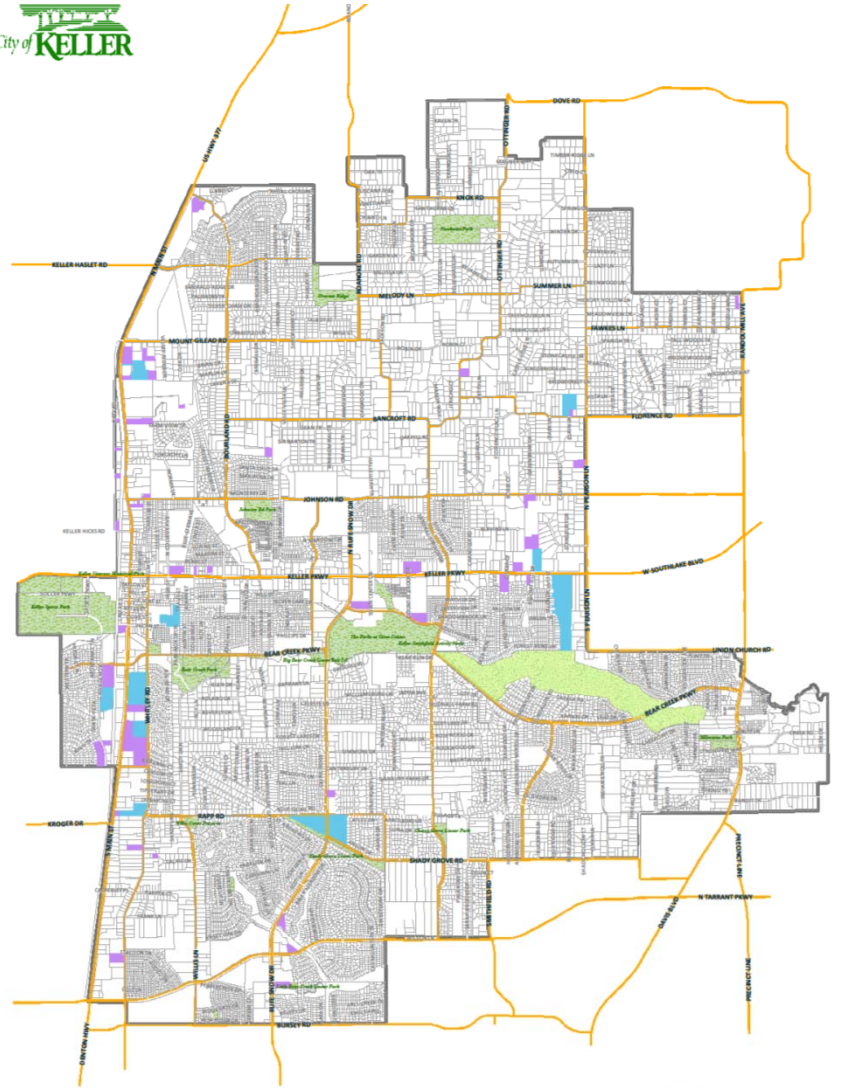
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- Code Compliance is proposing that this Section 8-100 (3) be revised to require all undeveloped properties that are five (5) acres or less in area be completely mowed to not exceed 12 inches.
- Five (5) acres or less was chosen, because these smaller areas affect adjacent properties more directly.



Vacant Lot < 5 ac
Vacant Lot > 5 ac

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Board Review:

The Planning and Zoning Commission does not review amendments to the Code of Ordinances.

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The City Council has the following options when considering text amendments to Keller's Code of Ordinances:

- Approve as submitted
- Approve with modifications
- Table the agenda item (and continuing the public hearing) to a specific date with clarification of intent and purpose
- Deny the item



Questions?

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