

Item G-1

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; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0004)

Item G-1

Define when a fence permit is required:

- New fence
- 8-foot span or more is being replaced
- For agricultural fencing (SF-36, two acres min.): 50% or more of linear footage of parcel perimeter
- Relocation of any fencing



Item G-1

All vertical posts for wood privacy fences shall be metal posts set in concrete.





Excellence • Integrity • Service • Creativity • Communication

Item G-1

Fence material requirements:

- Permits a combination of materials
- Allows composite decking (i.e. Trex-like products) for fencing materials
- Prohibits vinyl
- Permits slickwire and utility fencing in addition to electric and barbed wire for agricultural purposes
- Requires consistent color



Item G-1

For legal, non-conforming fences (including fences located along thoroughfares), require entire fence to comply with current ordinance if applicant was replacing sixty percent (60%) or more of the fence. This mirrors building code triggers related to structures.



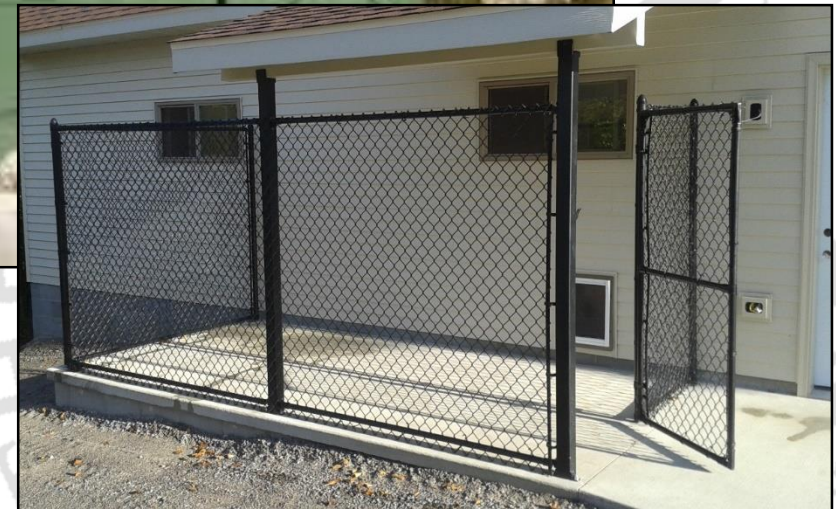
Item G-1

Vinyl-clad Chain Link Fencing:

- Limited to dog runs and athletic enclosures
- Permits up to 10' Height
- Black, Green, or Tan colors
- Cannot be seen from the street

P&Z recommended:

Allow galvanized chain-link fencing for dog runs and sports courts for zoning districts SF-20 and greater if it is not visible from the street.



Item G-1

For front and side yards in zoning districts SF-20, SF-25, SF-30, and SF-36:

- May use an open-style fence (including thin-gage wire) up to six feet (6') in height
- For corner lots, a visibility triangle shall be required



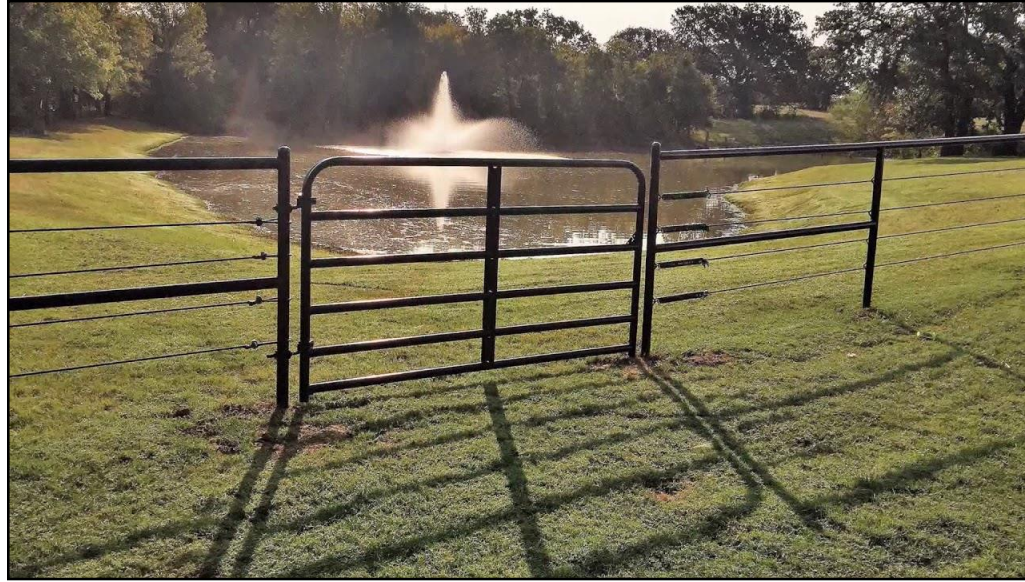
Item G-1

Add provisions to address drive gates and minimum depth from street for properties in zoning districts SF-20, SF-25, SF-30, and SF-36.

- Must swing in, away from street
- Minimum 25' from curb or edge of pavement for stacking
- If along a thoroughfare, minimum is 50' from curb or edge of pavement



Item G-1



Excellence • Integrity • Service • Creativity • Communication

Item G-1

Require fences in or adjacent to parks, open space areas, drainage easements and drainage ways (including floodplains and floodways) to be constructed of an open iron or tubular steel-type material.



Item G-1

Temporary Chain Link Fences:

- Allow galvanized chain link on a temporary basis for special events
- Require galvanized chain link in conjunction with fence wrap for commercial construction sites and subdivision development of five lots or more
- Allow for marketing on required fence wrap in lieu of development sign



Item G-1

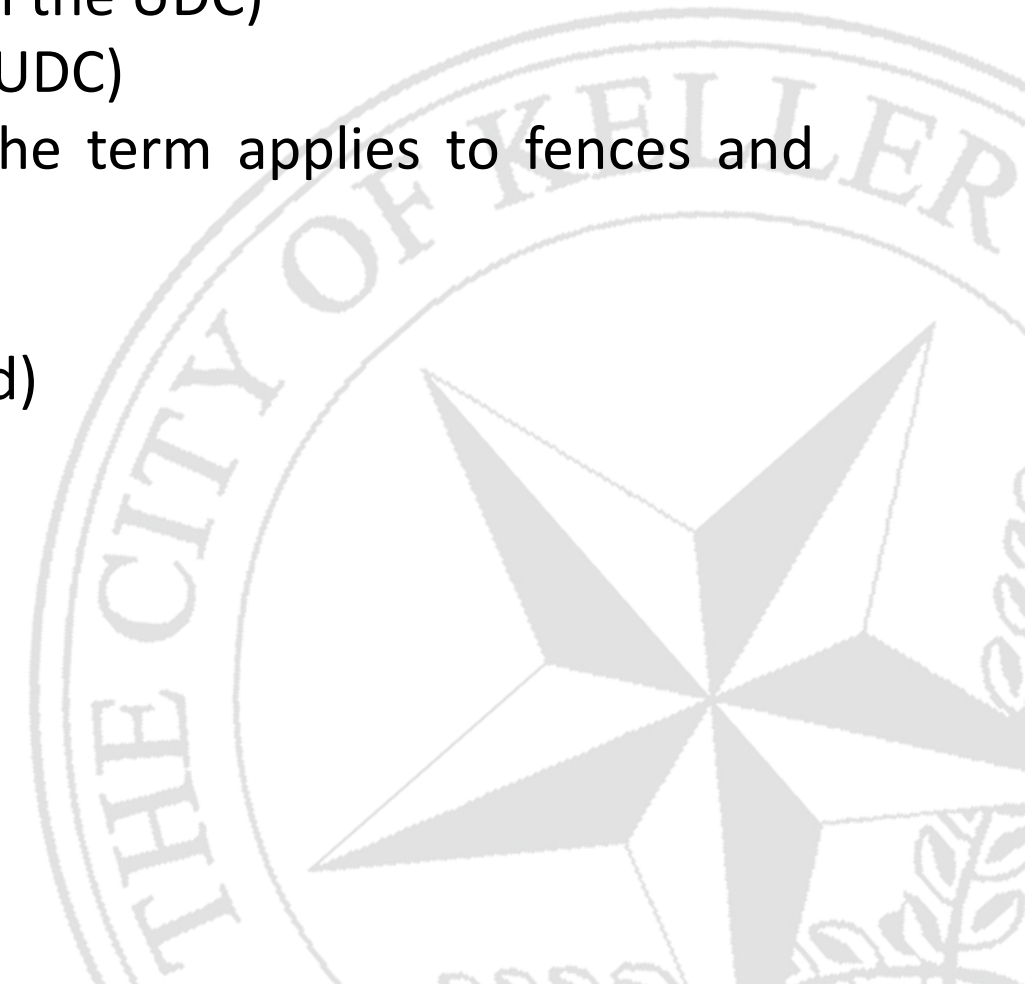
Require a Development Sign for All Non-Residential Developments and All Residential Subdivision Developments (or marketing fence wrap in lieu of sign).



Item G-1

Add Definitions:

- “Composite Decking” (currently not defined in the UDC)
- “Drainage Way” (currently not defined in the UDC)
- “Masonry” to “Masonry Façade” to clarify the term applies to fences and building materials as well as facades
- Under “Signs”
 - Add “Development” (currently not defined)
 - Add “Fence Wrap” (currently not defined)



Item G-1

The Planning and Zoning Commission, at its June 24, 2019, meeting, unanimously recommended approval of the proposed amendments. Once the amendments have been in place for a couple of months and assuming they are running smoothly, the Commission recommends returning review of fence variance requests to the Zoning Board of Adjustment.

Item G-1

The City Council has the following options when considering a UDC Text Amendment application:

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



Questions?
Julie Smith
817-743-4127

Excellence • Integrity • Service • Creativity • Communication