

ORDINANCE NO. 1986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, TO AMEND THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ADOPTED BY ORDINANCE NO. 1746 DATED JULY 7, 2015, BY PROVIDING PROVISIONS TO PERMIT FRONT-FACING GARAGES SETBACK 100 FEET IN ALL RESIDENTIAL ZONING DISTRICTS, ARTICLE EIGHT –ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION; PROVIDING PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTING OF ORDINANCES CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Keller, Texas, finds it to be in the best interest of the citizens of Keller to amend the Unified Development Code by providing revisions to permit front-facing garages setback 100 feet in all residential zoning districts and modifying Article 8 - Zoning-Districts, Development Standards, Tree Preservation within the City's Unified Development Code; and

WHEREAS, a public hearing before the Planning and Zoning Commission was held on August 25, 2020, to receive public input; and

WHEREAS, no one spoke at the public hearing either in favor or opposition to the proposed amendments; and

WHEREAS, the Planning and Zoning Commission recognized recent architectural designs often incorporated front-facing garages for a variety of reasons including minimizing the building footprint and minimizing the yard area even for larger residential lots; and

WHEREAS, the Planning and Zoning Commission has recommended to approve the amendment by a vote of 7 to 0; and

WHEREAS, a notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing was held before the City Council on September 15, 2020, to receive public input; and

WHEREAS, the City Council does find that there is community support for said Ordinance changes and that the public requires the amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

- Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.
- Section 2: THAT, all Sections shall be amended to read as detailed in “Exhibit A,” incorporated into this Ordinance by reference.
- Section 3: THAT, all other ordinances in conflict herewith are hereby repealed but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.
- Section 4: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance as read together with the Unified Development Code, shall be guilty of a misdemeanor and upon final conviction therefore, shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day any such violation continues shall constitute a separate offense and shall be punishable as such hereunder.
- Section 5: THAT, this Ordinance supersedes all ordinances or parts of ordinances in conflict with the provisions stated herein.
- Section 6: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause of this Ordinance as an alternative method of publication provided by law.
- Section 7: THAT, this Ordinance shall become effective upon its adoption and publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 7 to 0 on this the 15th day of September 2020.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
P.H. McGrail, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney