

Item H-4

PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by providing provisions to permit front-facing garages setback 100' 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. (UDC-20-0006)

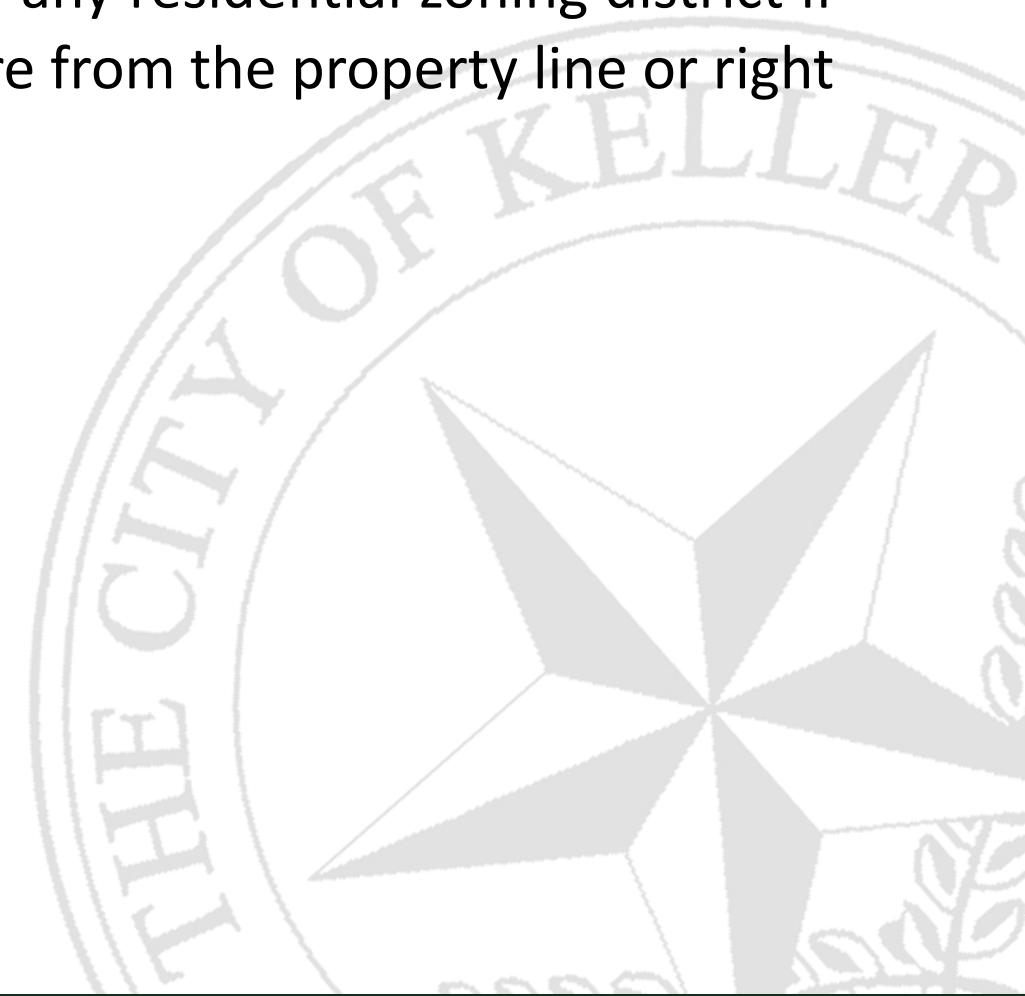
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- After receiving a request from a resident, two councilmembers requested that this proposed UDC amendment be brought forward to the Planning and Zoning Commission and City Council for consideration.
- Currently, front-facing garages are permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of forty-five feet (45') behind the property line. The garage door(s) exposure to the street shall not exceed seventy-two square feet (72SF).



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The purpose of this request is not to remove this provision, but to add language that also permits two-door, front-facing garages (144SF) in any residential zoning district if located a minimum of one-hundred feet (100') or more from the property line or right of way, whichever is closer.



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Staff suggests modifying UDC Section 8.07 (C) (5) to read:

An attached front-facing garage is permitted if located a minimum one-hundred feet (100') behind the property line or right of way, whichever is closer. The garage door(s) exposure to the street shall not exceed one-hundred and forty-four square-feet (144SF). Similarly, front-facing garages with a maximum of seventy-two square-feet (72SF) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right of way, whichever is closer.

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Existing Language

5. An attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of forty-five feet (45') behind the property line. The garage door(s) exposure to the street shall not exceed seventy-two square feet (72').

Proposed Language

- ~~5. An attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of forty-five feet (45') behind the property line. The garage door(s) exposure to the street shall not exceed seventy-two square feet (72').~~
5. An attached front-facing garage is permitted if located a minimum one-hundred feet (100') behind the property line or right of way, whichever is closer. The garage door(s) exposure to the street shall not exceed one-hundred and forty-four square-feet (144SF). Similarly, front-facing garages with a maximum of seventy-two square-feet (72SF) of garage door exposure to the street are permitted if located a minimum of forty-five feet (45') behind the property line or right of way, whichever is closer.
- ~~An attached front facing garage is permitted, in lieu of a detached garage, if located at the rear of the lot, with a minimum of forty five feet (45') behind the property line. The garage door(s) exposure to the street shall not exceed seventy two square feet (72').~~

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An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper (15) days prior to the scheduled City Council Meeting date.

- The notice for the City Council public hearing was published in the August 30, 2020, edition of the *Fort Worth Star-Telegram*.
- As of today, staff has not received any letters written in either support or in opposition from the public.

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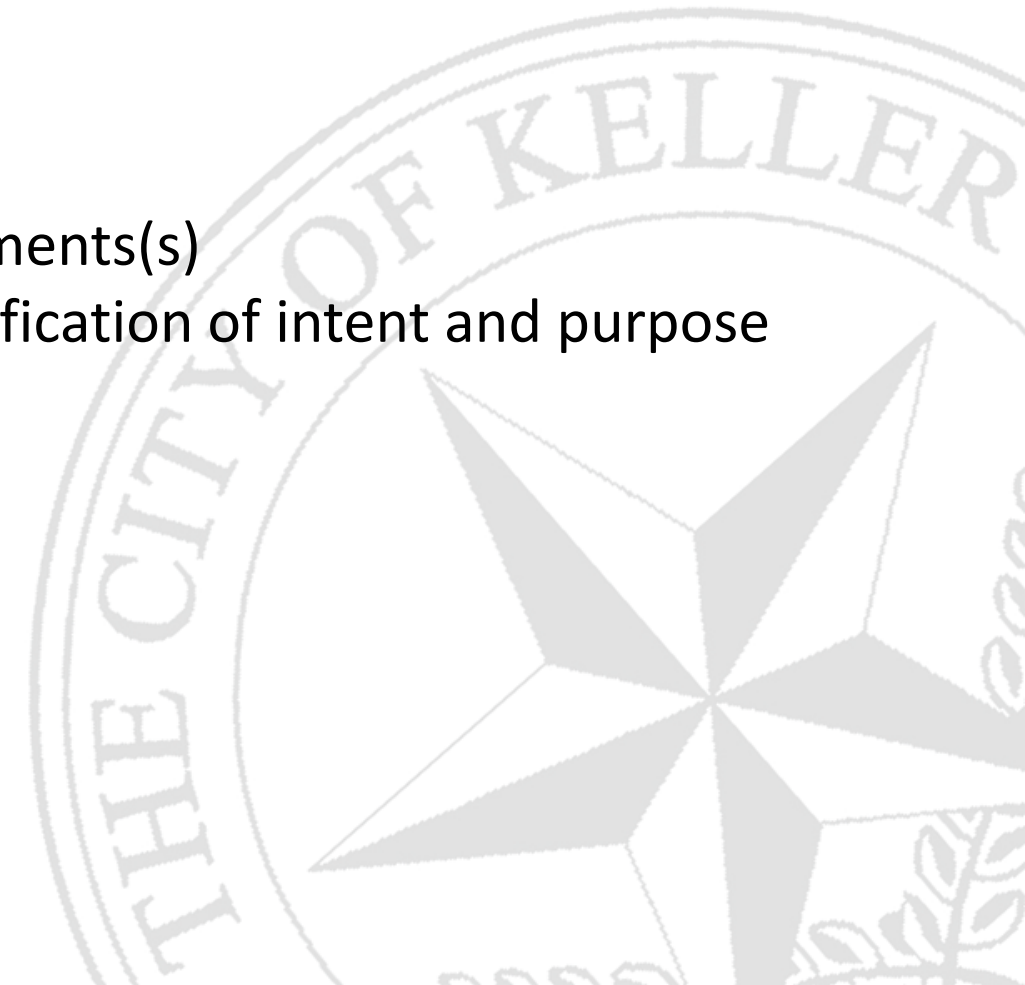
The Planning and Zoning Commission unanimously recommended approval of this proposed amendment on Aug. 25, 2020.

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.

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

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





Questions?
Julie Smith
817-743-4129

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