



Legislation Details (With Text)

File #: 20-415 **Version:** 1
Type: New Business **Status:** Approved
File created: 9/8/2020 **In control:** City Council
On agenda: 9/15/2020 **Final action:** 9/15/2020

Title: 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 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. (UDC-20-0006)

Attachments: 1. 091520_FrontFacingGaragesUDC-20-0006_Ord. No. 1986, 2. 091520_FrontFacingGarageUDC-20-0006_ExhibitA, 3. Item H-4 Front Facing Garage.pdf

Date	Ver.	Action By	Action	Result
9/15/2020	1	City Council	close the public hearing	
9/15/2020	1	City Council	approve	

To: Mark Hafner, City Manager
From: Julie Smith, Community Development Director

Subject: 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 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. (UDC-20-0006)

Background: 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).

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 100 feet or more from the property line or right of way, whichever is closer.

Proposed Amendments: Amend 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. (See Exhibit A.)

Citizen Input:

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (15) days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the August 30th, 2020, edition of the *Fort Worth Star-Telegram*.

As of September 9, 2020, Staff has not received any letters written in either support or in opposition from the public.

Planning and Zoning Recommendation:

The Planning and Zoning Commission unanimously recommended approval of this proposed amendment.

Alternatives:

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

- 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.