



Legislation Details (With Text)

File #:	18-117	Version:	1
Type:	New Business	Status:	Agenda Ready
File created:	5/4/2018	In control:	City Council
On agenda:	6/5/2018	Final action:	6/5/2018
Title:	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.		
Attachments:	1. 060518_Code of Ord. Amend_Grass&Weeds Ordinance, 2. 060518_Code of Ord. Amend_Grass&WeedsPhotos.pdf, 3. 060518_Code of Ord. Amend_CD-MapofVacantLot5ac_Final.pdf, 4. Presentation		

Date	Ver.	Action By	Action	Result
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To: Mark R. Hafner, City Manager

From: Susan Kenney, Director of Community Development

Subject:

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.

Action Requested:

Conduct a public hearing and consider an ordinance amending the City of Keller Code of Ordinances, Chapter 8, Health and Sanitation, Article I, Section 8-100, concerning growth of weeds and grass.

Background:

City Council approved Ordinance No. 1533 on December 7, 2010, which established our existing Chapter 8, Health and Sanitation, Article I, Section 8-100.

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. Therefore, there can be large areas in the middle of the property where the grass far exceeds 12 inches. These areas in the middle of the property where the grass is allowed to be higher than 12 inches have become a real problem with rodents, snakes, and other creatures living within this tall grass area and affecting adjacent areas, most especially when the property is developed. Code compliance has received numerous complaints over the years from adjacent property owners when property is developed, i.e. when Freddy's, Pie Five, Sherwin Williams, etc. were built.

In addition, these high grass areas have attracted illegal dumping of bricks, tires, furniture, and other

debris. Some of these areas in the middle get to over six (6) feet in height. These tall grass areas are also not only unaesthetic but also pose an increased fire risk during the dry season.

Therefore, Code Compliance is requesting that this section (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.

Analysis:

This request proposes amendments to Section 8-100, Growth of weeds and grass. The proposed amendments can be found in the attached document. Please note that additions to the current regulations are indicated by underlined text. Deletions are indicated by strike-through text.

The proposed amendments are suggested as a result of a review of regulations by the City Staff and the City Attorney. The amendments are intended to improve conditions for adjacent properties.

Public Input:

Notice of the public hearing to consider these amendments was published in the Fort Worth Star-Telegram.

Professional Opinion:

Staff recommends approval of the amendments as submitted.

Board Review:

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

City Council Action:

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

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