



Legislation Details (With Text)

File #:	19-310	Version:	1
Type:	Old Business	Status:	Agenda Ready
File created:	6/11/2019	In control:	Planning & Zoning Commission
On agenda:	6/24/2019	Final action:	
Title:	PUBLIC HEARING: Consider a recommendation of 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)		
Attachments:	1. 061019_UDC Proposal-Art. 3-Definitions, 2. 061019_UDC Proposal-Art. 8, Sec. 8.09-Sign Regs, 3. 061019_UDC Proposal-Art. 8, Sec. 8.11-Fence Requirements		

Date	Ver.	Action By	Action	Result
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To: Planning and Zoning Commission

From: Julie Smith, Community Development Director
Melinda Hernandez, Code Compliance Coordinator

Subject:

PUBLIC HEARING: Consider a recommendation of 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)

Fence Code Background:

The current Unified Development Code (UDC) fence regulations were adopted in 2015 as a part of the UDC update. Given the significant increase in the number of variance requests in recent years, staff proposes simplifying the fence ordinance for easier implementation and less frustration for applicants.

Residents and contractor/developers are also requesting fences and signage for developments under construction so that the projects under construction are screened from public view but also raise public interest in the future development-something the current code does not contemplate. The proposed amendments would permit such temporary fencing and signage.

Staff is proposing the changes to appropriately reflect the needs and desires of the current community and future development.

Proposed Use Changes:

Timing of Fence Permit Submittal. The proposed changes are going to

- Provide for threshold for when a fence permit is required.
- Set (greater than) sixty percent (60%) replacement of a legal non-conforming fence as the threshold for said fence to comply with current applicable Code.
- Provide definitions for Drainage Way, Development Sign and Fence
- Wrap (Mesh Screen).
- Provide for construction screening.
- Provide for construction signage.
- Update fence construction materials to reflect present demand.
- Provide for vinyl-clad chain-link fencing for sports courts and dog runs.
- Provide for wire, pipe and cable and wood with wire mesh for agricultural purposes in addition to barbed wire and electric fencing.
- Provide for a simpler variance process.

Attachments:

Attachment - Article 3-Definitions

Attachment - Article 8.09-Sign Regulations

Attachment - Article 8.11-Fence Requirements

Public Notice:

Amendments to the text of the UDC require a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date. The notice for the Planning and Zoning Commission public hearing was published in the June 13, 2021

Alternatives:

The Planning and Zoning Commission has the following options when considering an amendment to the text of the UDC:

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