



City of Keller

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Legislation Text

File #: 20-450, **Version:** 1

To: Planning and Zoning Commission

From: Katasha Smithers, Planner I

Subject:

PUBLIC HEARING: Consider amending the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions related to carports to require a Specific Use Permit (SUP) in all residential zoning districts, located 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-20-0007)

Background:

Keller's UDC addresses size, spacing, building materials and setbacks related to carports.

In September 2019, the Texas Legislature prohibited cities from regulating building materials (including for accessory structures like carports).

In August 2020, the Mayor shared concerns with Staff after observing some recent metal carport construction, and asked how our existing regulations compare to other cities.

On September 15, 2020, during a City Council work session, Staff presented the ordinances of surrounding cities related to carports and proposed text modifications to address concerns related to carports. City Council suggested Staff bring forward the proposed changes for consideration as an amendment to the UDC. Primarily, the change would require obtaining an SUP in order to construct a carport.

Sister Cities:

Please see attached Staff Attachment A.

Proposed Amendments:

Modifying all residential zoning district use tables by adding carports by an SUP and amending provisions related to carports in Article 8. See attached 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 (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the City Council Meeting Date. The notice for the Planning and Zoning Commission public hearing was published in the October 11, 2020, edition of the *Fort Worth Star-Telegram*. As of the publishing of this Staff Report, Staff has not received any comments either in favor or opposition of the proposed UDC amendment.

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.

City Council Action:

If the Planning and Zoning Commission takes action and makes a recommendation on this agenda item, then this UDC Text Amendment application will be scheduled for City Council action on November 17, 2020.

Supporting Documents:

- Exhibit A - UDC text modifications
- Staff Attachment A - Sister City spreadsheet