



## AGENDA MEMORANDUM

Public Hearing for Planning Commission Meeting of April 6, 2016

**DATE:** March 30, 2016

**TO:** Daniel McGinn, AICP, CFM, Interim Director, Development Services

**FROM:** Annika G. Yankee, Sr. Project Planner, Development Services  
[AnnikaG@cctexas.com](mailto:AnnikaG@cctexas.com)  
(361) 826-3008

Public Hearing – Various Amendments to the Unified Development Code

### **CAPTION:**

**Ordinance 1** amending the Unified Development Code by revising subsection 1.11.1 “Defined Terms”, subsection 4.2.5.B “Types of Yards”, and subsection 5.3.2 “Specific Accessory Uses and Structures”; providing for severance; providing for penalties; and providing for publication.

**Ordinance 2** amending the Unified Development Code by revising subsection 1.11.1 “Defined Terms”, 4.2.5.B “Types of Yards”, and subsection 5.3.2 “Specific Accessory Uses and Structures”; providing for severance; providing for penalties; and providing for publication.

**Ordinance 3** amending the Unified Development Code by revising subsections 1.11.1 “Defined Terms” and 4.2.5.B “Types of Yards; providing for severance; providing for penalties; and providing for publication.

### **PURPOSE:**

The purpose of this item is to update the regulations of the Unified Development Code (UDC) to improve its function and implementation for the regulation of carports. At this time staff is presenting three options for the Planning Commission to consider that would allow a citizen to legally install a carport within the front yard setback.

### **BACKGROUND AND FINDINGS:**

Within the community we have a large number of carports that would be considered non-conforming as they are located within the front yard setback. Historically all types of structures have been restricted for construction in this front yard area. Most single family home subdivision have been developed with a 20 foot front yard setback.

This proposed change will allow citizens to either install these types of structures by right or provide a process in which they can obtain a special use exception through the Zoning Board of Adjustment to construct a carport in the front yard.

The Unified Development Code (UDC) became effective July 1, 2011. As part of the continued improvement to address the city's development needs staff has presented several text amendments that have been approved by the Planning Commission and City Council since the adoption of the UDC. Today, staff is proposing the following amendments in three alternate ordinances with varying degrees:

## CAR PORTS

Ordinance one will present guiding principles, design compatibility, and standards to regulate carports through the Special Use Exception (SUE) process administered by the Zoning Board of Adjustments.

1. 1.11.1 **Defined Terms**; the definition of carports is added to clarify that it is a separate structure from a garage and detached building.
2. 4.2.5.B **Types of Yards** will change the minimum setback from 20 feet to 3 feet.
3. 5.3.2 **Specific Accessory Uses and Standards** include **Guiding Principals** which explains what the Zoning Board of Adjustments will allow in required front yards. **Design Compatibility** details how the carports are to be compatible with the primary structure on the property. Finally, **Standards** outlines building design details.

Ordinance two will present guiding principles and standards to regulate carports through the Special Use Exception (SUE) process administered by the Zoning Board of Adjustment. This ordinance is similar to number one but will have limited control over the aesthetic look of the structure.

1. 1.11.1 **Defined Terms**; the definition of carports is added to clarify that it is a separate structure from a garage and detached building.
2. 4.2.5.B **Types of Yards** will change the minimum setback from 20 feet to 3 feet.
3. 5.3.2 **Specific Accessory Uses and Standards** include **Guiding Principals** which explains what the Zoning Board of Adjustments will allow in required front yards and **Standards** that outline building design details.

Ordinance three will allow for the construction of carports within the front yard setback by right without any design standards or aesthetic controls.

1. 1.11.1 **Defined Terms**; the definition of carports is added to clarify that it is a separate structure from a garage and detached building.
2. 4.2.5.B **Types of Yards** will change the minimum setback from 20 feet to 3 feet.

**ALTERNATIVES:**

Denial or alteration of the proposed text amendments.

**OTHER CONSIDERATIONS:**

Not Applicable

**CONFORMITY TO POLICY:**

The proposed text amendments conform to City policy.

**EMERGENCY /NON-EMERGENCY:**

Non-emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating

☐ Revenue

☐ Capital

☒ Not applicable

<b>Fiscal Year: 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

**Comments:** None

**RECOMMENDATION:**

Staff recommends approval of the amendments.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance