



City Commission Agenda Item

Meeting Date: December 2, 2025

From: Josh White, Principal Planner

Item: Front Yard Carports Zoning Amendments

Motion: An Ordinance modifying Zoning Regulations Article 20 (Supplemental District Regulations), adopting such regulations by reference and modifying Municipal Code to so reflect. **(Roll Call Vote)**

Background: Due to the hailstorm that affected much of the community on June 17, 2025, there have been increased requests for carports to help protect cars from future storms. In some neighborhoods, the only feasible location for a carport is in the front yard. Our current regulations would not allow the placement of a carport in the front yard as it would violate the front yard setback. Staff propose creating a special exception with administrative approval for areas that do not have rear alley access. All areas with rear alley access would still be required to conform to the current regulations. Carports can be placed on the side of houses but would still be required to meet the standard side yard setback. In most areas of the city, this would require all carports and other accessory structures to be placed on the rear half of the lot.

The Planning Commission held a public hearing at their November 11, 2025, meeting and voted to recommend approval of the amendments. The Board of Zoning Appeals also approved a variance at 313 Meek Avenue with similar conditions on the same date. At the board's public hearing on October 14, the applicants also presented a list of signatures of area property owners that supported the approval of the variance. As such, staff recommend the passage of the proposed amendments.

Commission Options:

1. Approve the Ordinance.
2. Disapprove of the Ordinance.
3. Table the Ordinance for further discussion.

Fiscal Impact: Amount: **Cost of Publication**

Fund: Department: Expense Code:

☐ Included in budget ☐ Grant ☐ Bonds ☐ Other Not Budgeted

Attachments: Ordinance, Summary of Amendments, and Regulations with amendments noted.

Approved for Agenda by:

Randy Frazer, City Manager