



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	January 22, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on a public hearing regarding an amendment to the Wolfforth Zoning Ordinance 14.05.001-Residential District Standards for minimum front yard setbacks for a cul-de-sac.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on amendment to setbacks for a cul-de-sac**
- 2. Consider and take appropriate action on approving Cul-de-sac Ordinance.**

Recently, more developments have had an increase in the number of cul-de-sacs which increases the amount of irregular shaped lots. Due to the irregular shape, the current setback of 20 feet from a garage seems to be difficult to maintain. To avoid all irregular lots on a cul-de-sac requesting a variance, we are recommending amending the ordinance to create specific standards for cul-de-sacs that will still maintain the safety of residents along those streets.

At our prior P&Z Commission meetings, there was a question about ADA compliance and being legally allowed to park where you may block the sidewalk. After research, ADA does not have regulations on parking that blocks sidewalks, only on the standards of width and ramps. Texas Transportation code does specify that a vehicle may not stop, stand, or park on a sidewalk.

The P&Z Commission recommends the following amendment to 14.05.001 Residential District Standards, Note [2]- Remove the last line of the note and add "In areas with irregular shaped lots, such as a cul-de-sac, the Director of Development Services may authorize the reduction in the required front setback. However, in no case shall the setback from the property line be reduced to less than 15 feet."

EXHIBITS:

1. Public Hearing Notice
2. Current Residential Standards
3. Proposed Amended Code of Ordinances
4. P&Z Commentary
5. P&Z January 9, 2023 Draft Minutes
6. Example of Cul-de-Sac
7. Average Car Size and Parking Regulations

COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a public hearing.