



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Consider and take appropriate action on an amendment to the Wolfforth Zoning Ordinance 14.05.001-Residential District Standards for minimum front yard setbacks for a cul-de-sac.

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

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 prevent all irregular lots on a cul-de-sac that cannot conform to the current setbacks and would require a variance, we are wanting to amend the ordinance and have specific standards for a cul-de-sac that will still maintain the safety of residents along those streets.

At our last meeting, 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.

EXHIBITS:

1. Example Lot
2. Transportation code with average car dimensions

COMMITTEE ACTION/STAFF RECOMMENDATION:

City Staff recommends that P&Z creates an ordinance similar to the following:

“In areas with nonconforming building setbacks, 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 _____ feet.”