



CITY COUNCIL COMMUNICATION

December 11, 2012

SUBJECT: Hold Public Hearing and Consider Ordinance No. 1981 Amending Chapter 84, "Unified Development Code", Article IV, "Zoning District Regulations", Section 84-85, "Special conditions by use type".

SUBMITTED BY: Mike Collins, Director Planning and Economic Development

REFERENCE NO: Ordinance No. 1981

ACTION REQUESTED:

Hold Public Hearing and Consider First and Final Reading of Ordinance No. 1981 amending Chapter 84, "Unified Development Code", of the Code of Ordinances by amending Article IV, "Zoning District Regulations", Section 84-85, "Special conditions by use type" authorizing the construction of carports or similar covered structures under special conditions.

ALTERNATIVES:

- Open the public hearing and continue it to the next meeting.
- Approve the request with modifications.
- Deny the request.

SUMMARY OF SUBJECT:

Project Description: The City of Euless has recognized a need for the ability of the City to provide relief from certain development regulations of accessory structures for those with severe physical disabilities. The proposed ordinance would provide authority to the City Manager to assess the conditions of the primary structure, the necessity of the structure, options available to the primary structure, and the impact of the accessory structure on adjacent properties and if conditions warrant, issue an exemption from setback distances for the installation of such structures.

The proposed ordinance change would classify structures such as carports and other similar covered structures, intended to accommodate severely disabled persons with adaptive

automobile equipment on their vehicles, as potential structures for exemption. If the exemption is granted by the City Manager, conditions would be established that the structure must be removed if the condition changes for the person with the severe physical disability, or that person no longer resides at the property. The exemption would be filed with the deed records at Tarrant County.

Staff recommends approval of the Ordinance.

The Planning and Zoning Commission held a public hearing on December 4, 2012 and by a vote of 5-0-0 recommended approval of the ordinance.

SUPPORTING DOCUMENTS:

- Ordinance No. 1981
- Draft Minutes – P & Z

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office