



Board of Adjustment Report

July 27, 2021

TO: Board of Adjustment

FROM: Jessica Rees, City Planner

SUBJECT: BOA 21-003: Applicant Corey Ford, representing the Heppner Family, requesting a special exception to the zoning ordinance for a front yard fence in Single Family-1 zoning district. The address is 6700 Turtle Creek Boulevard.

BACKGROUND:

The subject property, consisting of approximately 1.7 acres, is situated at 6700 Turtle Creek Boulevard and zoned single family 1 zoning district. The property owner is requesting a special exception under Section 8.4.4 of the zoning ordinance to construct a six (6) foot iron fence with eight (8) foot masonry columns on private property along the front property line with entry gates and columns not to exceed eight (8) feet.

The layout of the proposed fence and renderings are attached and show that all of the requirements in Section 8.4.4 (A) are being met.

- The board of adjustment is authorized to approve front yard fences on SF-1-zoned lots, in accordance with the special exception procedures of [Section 9.6](#), if the board of adjustment determines that the proposed fence will not be contrary to the public interest and will comply with all applicable regulations of this subsection.
- Front yard fences may be approved only on SF-1-zoned lots with a minimum area of one acre.
- Front yard fences in SF-1 districts may not exceed 6 feet in height above grade at any point.
- Front yard fences must be constructed with openings of not less than 50% of the total area of the fence (maximum 50% opacity).
- Front yard fences must be dark in color, either black or dark green.
- Front yard fences in SF-1 districts must be constructed of a solid material, except wood or any wood product.
- The special exception application for a front yard fence must be accompanied by a site plan containing at least the following information:
 - A layout of the fence on the property, including all gates; and
 - A description of the fence, including material, colors, and all relevant design details.

- The special exception application for a front yard fence must also be accompanied by a landscape plan showing that the fence will be screened from view from any adjoining property by landscape material greater than 6 feet in height and planted on centers close enough to maintain a complete screening of the fence at all points, and including an irrigation system for such landscape materials, with:
 - A recordable, written covenant executed by the property owner that the landscape material will be irrigated and maintained at all times as a condition to continuance of the special exception; and
 - Written approval of the design of fence gates by the University Park Fire Department, which design must include a plan for access to the property through such gates in the event of fire or other emergency.
- Gates and columns abutting driveways in front yard areas may not exceed 8 feet in height above grade, including any light, lamp fixture, capstone, or other ornamentation mounted on the top thereof.

NOTIFICATION:

A public notice was published in the Daily Commercial Record on July 15th 2021, and notices were mailed to owners of real property within 200 feet of the subject tract. At the time of this report no responses were received. Staff will provide an update on responses at the meeting.

RECOMMENDATION:

Staff recommends that the Board of Adjustment approve this special exemption.

ATTACHMENTS:

BOA Application and Support Documents
Proposed fence and landscape plan
Minutes from the June 22, 2021 meeting