

## Item H-2

**PUBLIC HEARING:** Consider an ordinance approving amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight - Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - Zoning Districts, relating to supplemental regulations for fuel pumps; providing penalties; authorizing publication; and establishing an effective date. (UDC-22-0013)

# Item H-2

## Background

City Council recently approved a UDC amendment that added supplemental fuel pump regulations for the Retail Zoning District. The regulations are identical to those in place for the Town Center Zoning District:

- Requires SUP
- Only as an accessory use with a grocery or food store, fifty thousand (50,000) square feet or larger in size
- Kiosks allowed (<350 square feet by right if SUP approved; larger by variance)
- No convenience stores
- Limited to four (4) fueling dispensers or eight (8) fueling pumps

## Item H-2

The Kroger store at 2061 Rufe Snow Drive submitted a request per the UDC to modify the supplemental regulations for the Retail Zoning District to allow a fifth fueling dispenser for a total of ten pumps.

The only UDC Amendment proposed is as follows:

Sect. 8.03(O)(5)(e):

Fuel pumps/sales shall not exceed five (5) fueling dispensers or ten (10) fueling pumps.

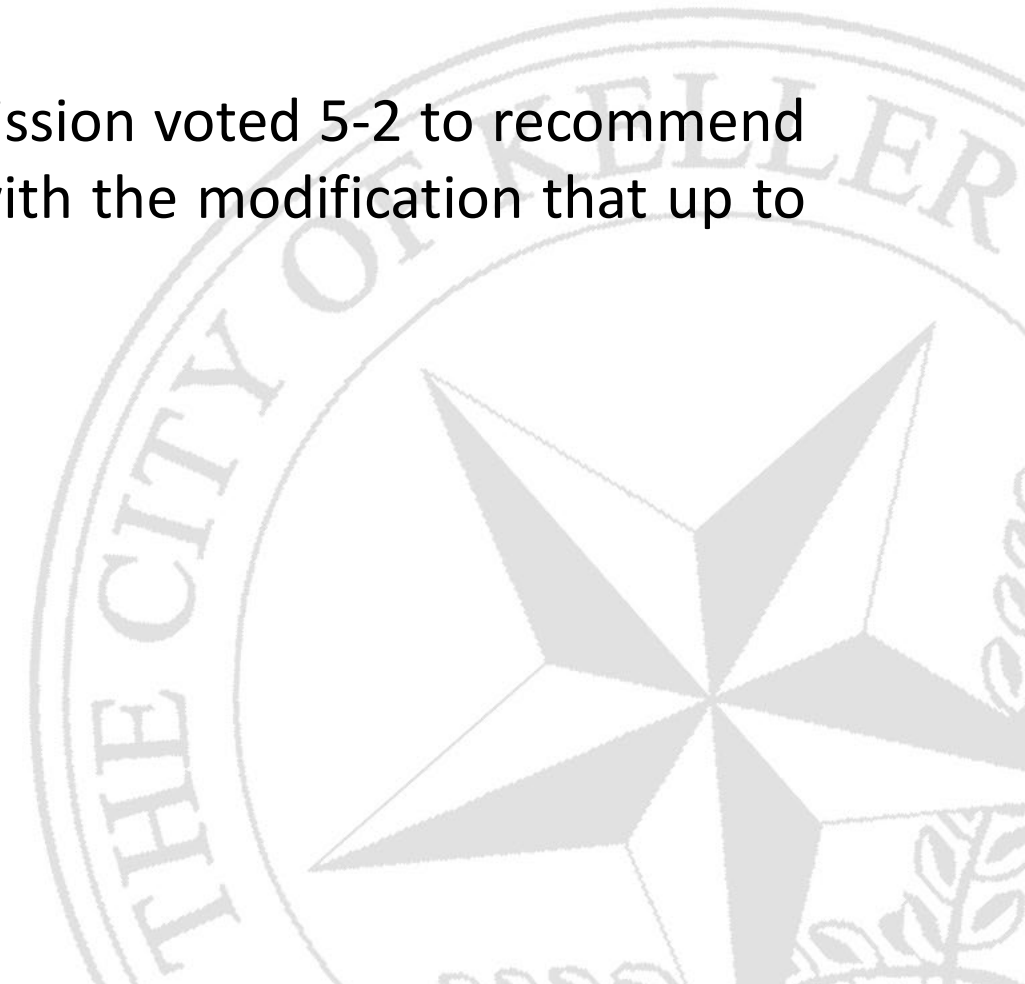
## Item H-2

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the scheduled City Council meeting date. Notices were published in the Dec. 2, 2022 and Dec. 30, 2022 editions of the *Fort Worth Star-Telegram* for the respective Planning and Zoning Commission and City Council Public Hearings.

## Item H-2

### **Planning & Zoning Commission Recommendation:**

On Dec. 13, 2022, the Planning and Zoning Commission voted 5-2 to recommend approval of the proposed UDC text amendment with the modification that up to 6 dispensers or 12 fueling pumps be allowed.



## Item H-3

The City Council has the following options when considering a Unified Development Code Amendment:

- Approve as submitted
- Approve as recommended by the Planning and Zoning Commission
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



**Questions?  
Sarah Hensley  
817-743-4130**

Excellence • Integrity • Service • Creativity • Communication