

ORDINANCE NO. 2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, TO AMEND THE CITY OF KELLER UNIFIED DEVELOPMENT CODE, ADOPTED BY ORDINANCE NO. 1746 DATED JULY 7, 2015, BY AMENDING PROVISIONS RELATED TO HOTEL/MOTEL TO REQUIRE A SPECIFIC USE PERMIT (SUP) IN COMMERCIAL (C) AND INDUSTRIAL PARK (IP) ZONING DISTRICTS, LOCATED IN ARTICLE EIGHT -ZONING DISTRICTS, DEVELOPMENT STANDARDS, TREE PRESERVATION, AND MODIFYING ARTICLE THREE - DEFINITIONS; PROVIDING PENALTIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CONFLICTING OF ORDINANCES CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Keller, Texas, finds it to be in the best interest of the citizens of the City of Keller to amend the Unified Development Code to require an SUP for hotel/motel uses due to concerns regarding the potential quality of hotel/motel uses; and

WHEREAS, the City Council of the City of Keller, Texas, finds it to be in the best interest of the citizens of the City of Keller to amend the hotel and motel definitions included in the Unified Development Code; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was published on February 12, 2021, in the Fort Worth Star-Telegram newspaper of general circulation in Keller at least ten (10) days before such hearing; and

WHEREAS, at the February 23, 2021, Planning and Zoning Commission meeting, no one spoke in favor or opposition, and the Commission recommended approval by a vote of 7-0; and

WHEREAS, notice of a public hearing before the City Council was published on February 28, 2021, in the Fort Worth Star-Telegram newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, a public hearing was held before the City Council on March 16, 2021, to receive public input and no one spoke in favor or opposition; and

WHEREAS, the City Council finds that the proposed modifications furthers the purpose of the amendments as set forth in the Unified Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, in accordance with the Unified Development Code, the City Council of the City of Keller, Texas hereby authorizes approval to amend the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions related to hotel/motel uses to require a Specific Use Permit (SUP) in Commercial (C) and Industrial Park (IP) zoning districts, located in Article Eight -Zoning Districts, Development Standards, Tree Preservation, and modifying Article Three - Definitions; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date, in the City of Keller, Tarrant County, Texas, with the proposed attached hereto as Exhibit "A" and incorporated herein, as it fully set forth.

Section 3: THAT, any person, firm, or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 6 to 0 on this the 16th day of March 2021.

CITY OF KELLER, TEXAS

BY: \_\_\_\_\_  
Armin R. Mizani, Mayor

ATTEST:

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Kelly Ballard, City Secretary

Approved as to Form and Legality:

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L. Stanton Lowry, City Attorney