

Item H-6

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, Section 8.02 – Administration, relating to Specific Use Permit regulations; providing penalties; authorizing publication; and establishing an effective date. (UDC-23-0002)

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Background

- Staff recently reviewed the UDC Specific Use Permit (SUP) regulations and found the language failed to address several common scenarios, particularly for commercial applicants.
- The proposed amendments clarify triggers for amending existing SUPs and SUP requirements for legal non-conforming businesses.
- Staff believes the proposed changes will make the SUP guidelines clearer, easier to navigate, and remove ambiguity in the process for potential applicants.

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Summary of Proposed Amendments

1. Conditions under which an existing SUP must be amended:
 - the provision of additional services;
 - amendments to the site plan or detailed site plan;
 - a change in the type of products or services offered that is not anticipated by the use associated with the SUP;
 - a commercial structure that had been operating under an SUP is vacant for a period of six months or longer.
2. A business name or ownership change alone shall not trigger an SUP or SUP amendment. (This was the practice used to help businesses during COVID, and staff recommends continuing the practice.)
3. Adding language for legal non-conforming uses operating without an SUP.

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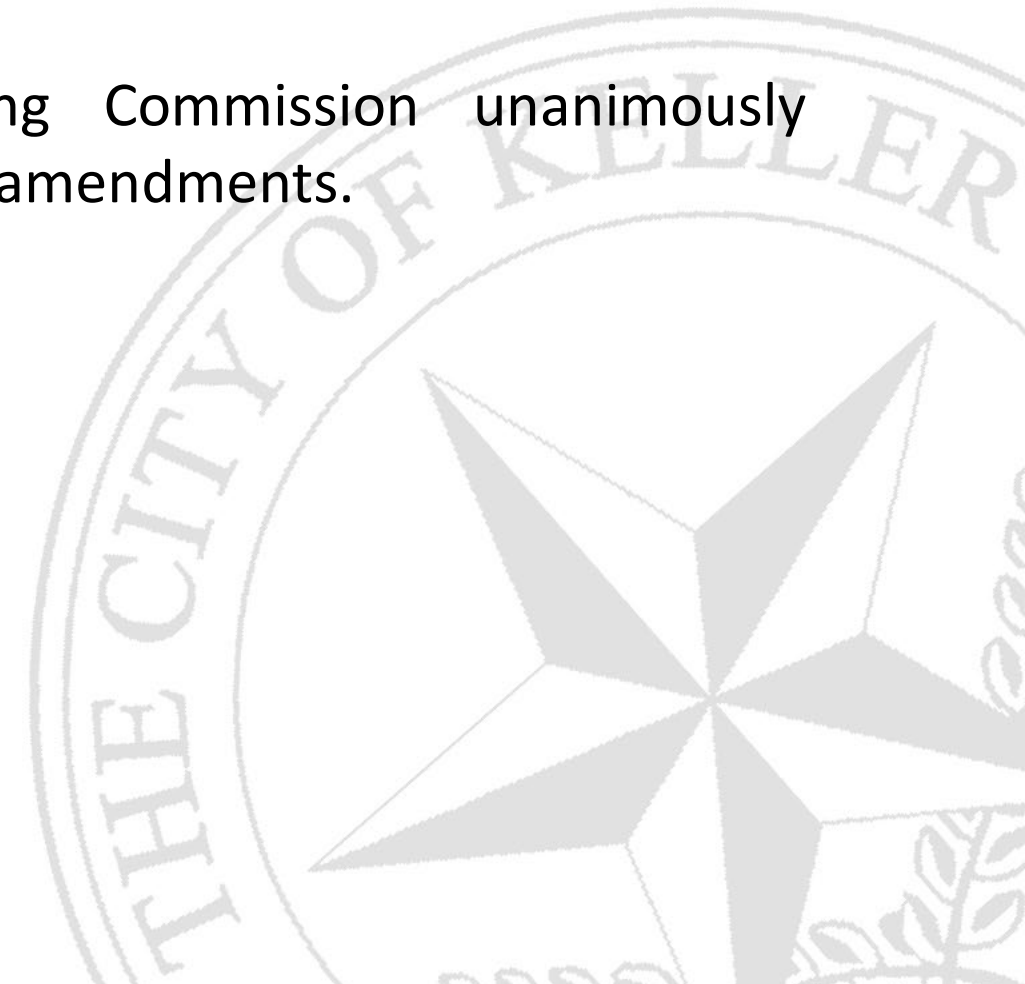
An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the City Council Meeting Date. Notices were published in the Feb. 17, 2023 and March 5, 2023 editions of the *Fort Worth Star-Telegram* for the respective Planning and Zoning Commission and City Council public hearings.

As of today (March 14), staff has not received any comments from the public.

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Planning & Zoning Commission Recommendation:

On Feb. 28, 2023, the Planning and Zoning Commission unanimously recommended approval of the proposed UDC text amendments.



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

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



Questions?
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