

Item H-2

PUBLIC HEARING: Consider an ordinance approving an amendment to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions and Article 8 - Zoning Districts, Development Standards, Tree Preservation, related to food trucks, food truck courts and mobile vendors; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-22-0001)

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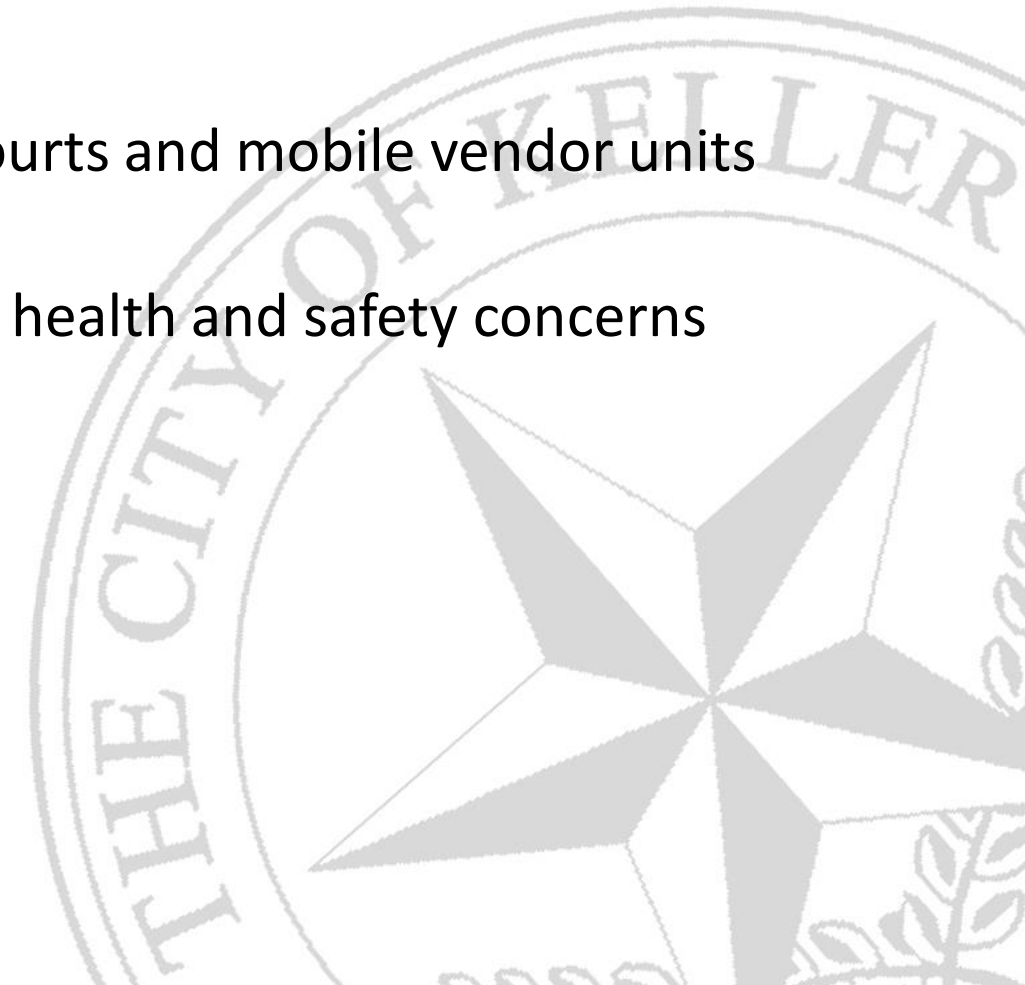
Current Keller Food Truck Regulations

- Mobile Food Establishment permit issued by Keller Fire Prevention Division
- Re-inspection every 6 months
- No fees

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Purpose of Proposed Amendments

- Encourage food trucks to come to Keller
- Provide clarification on how food trucks, food courts and mobile vendor units may operate in the City of Keller
- Minimize regulatory aspects of the ordinance to health and safety concerns



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- **Food Truck:** any vehicle from which edible food products are cooked, prepared or assembled with the intent to sell such items to the general public. Food trucks may also sell other food products/beverages that have been prepared or assembled elsewhere.
- **Food Truck Operator:** any person, firm, corporation or other entity engaged in the selling or offering for sale any and all food or food products outdoors from a food truck.

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- **Food Truck Court:** a property used or developed to accommodate one or more food trucks and/or mobile vendor units as the primary use for the property while accommodating areas on the property for entertainment or recreational opportunities.
- Must have a valid certificate of occupancy in addition to all other applicable permits and inspections.

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- **Mobile Vendor:** any person, firm, corporation or other entity engaged in the selling or offering for sale any and all goods, services, wares, beverages or merchandise from a mobile vending unit.
- **Mobile Vending Unit:** any vehicle, cart, trailer, conveyance or apparatus used for the displaying, storing or transporting of articles offered for sale by a mobile vendor.

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Summary of Proposed Amendments

1. Unless in a Food Truck Court or part of an approved Special Event Permit, Food Trucks are not permitted to remain parked overnight.
2. A registration fee of \$50 is proposed to help offset the administrative costs related to Fire Department inspections.
3. Prohibits food trucks and mobile vending units from operating in the same location for more than 8 days per month.
4. Remove Site Plan requirement. (Inspections will confirm they are complying with applicable zoning district requirements.)
5. A minimal insurance rider must be maintained.
6. Provides a mechanism for food truck courts.
7. Provides a mechanism for food trucks to operate on city-owned property.

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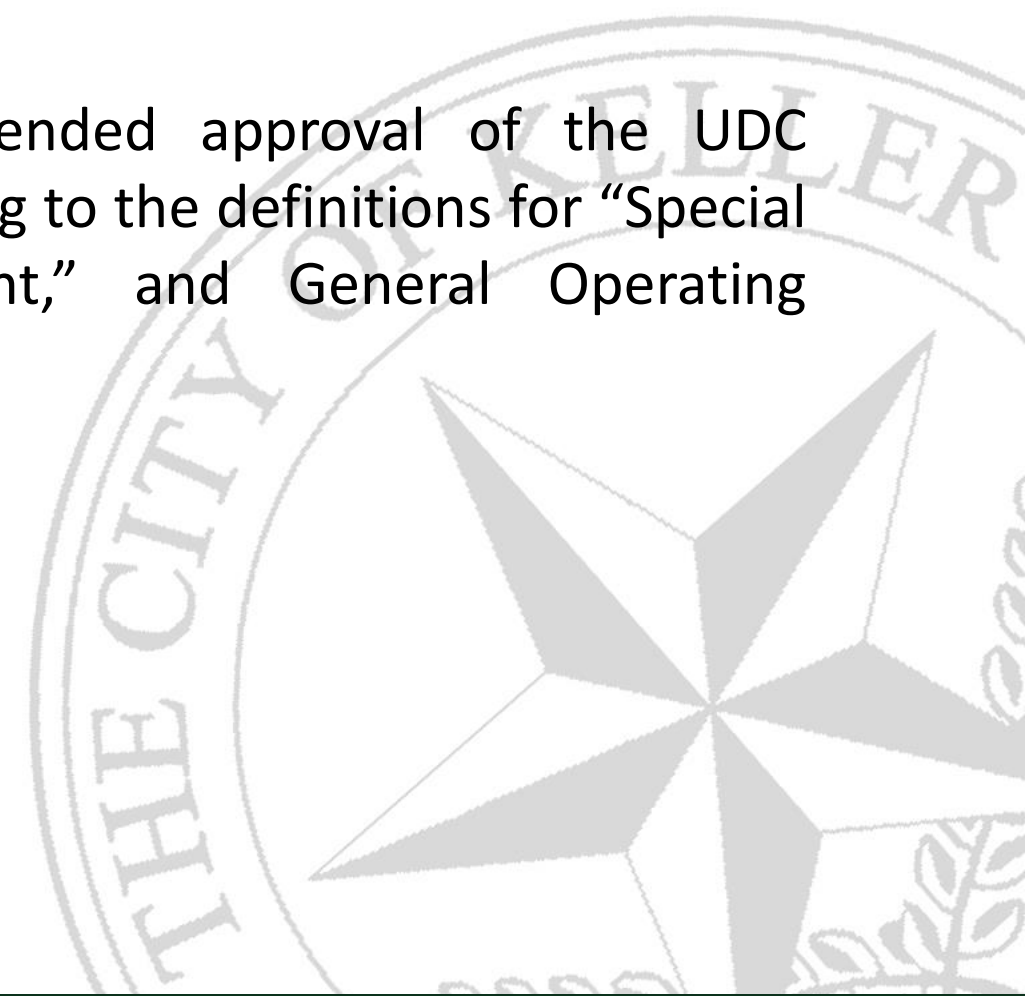
Purpose

The purpose of this ordinance is to encourage the operation of Food Trucks in the City of Keller. Though the ordinance does not regulate the use of Food Trucks for private events in residential areas, it does address the use of food trucks, mobile vendors, and food truck courts on private commercial property and on City-owned and/or managed property. To operate in residential areas, food trucks must obtain a state-required fire inspection and Keller Fire Department permit.

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Planning and Zoning Commission Recommendation:

On March 8, 2022, the Commission recommended approval of the UDC amendment by a vote of 7-0 with additions relating to the definitions for “Special Event Review Team (SPERT)” and “Overnight,” and General Operating Requirements.



Item H-1

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

- Approve as presented (inclusive of the Planning and Zoning Commission and staff recommended changes)
- Approve with modifications or additional amendment(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Community Development
817-743-4130