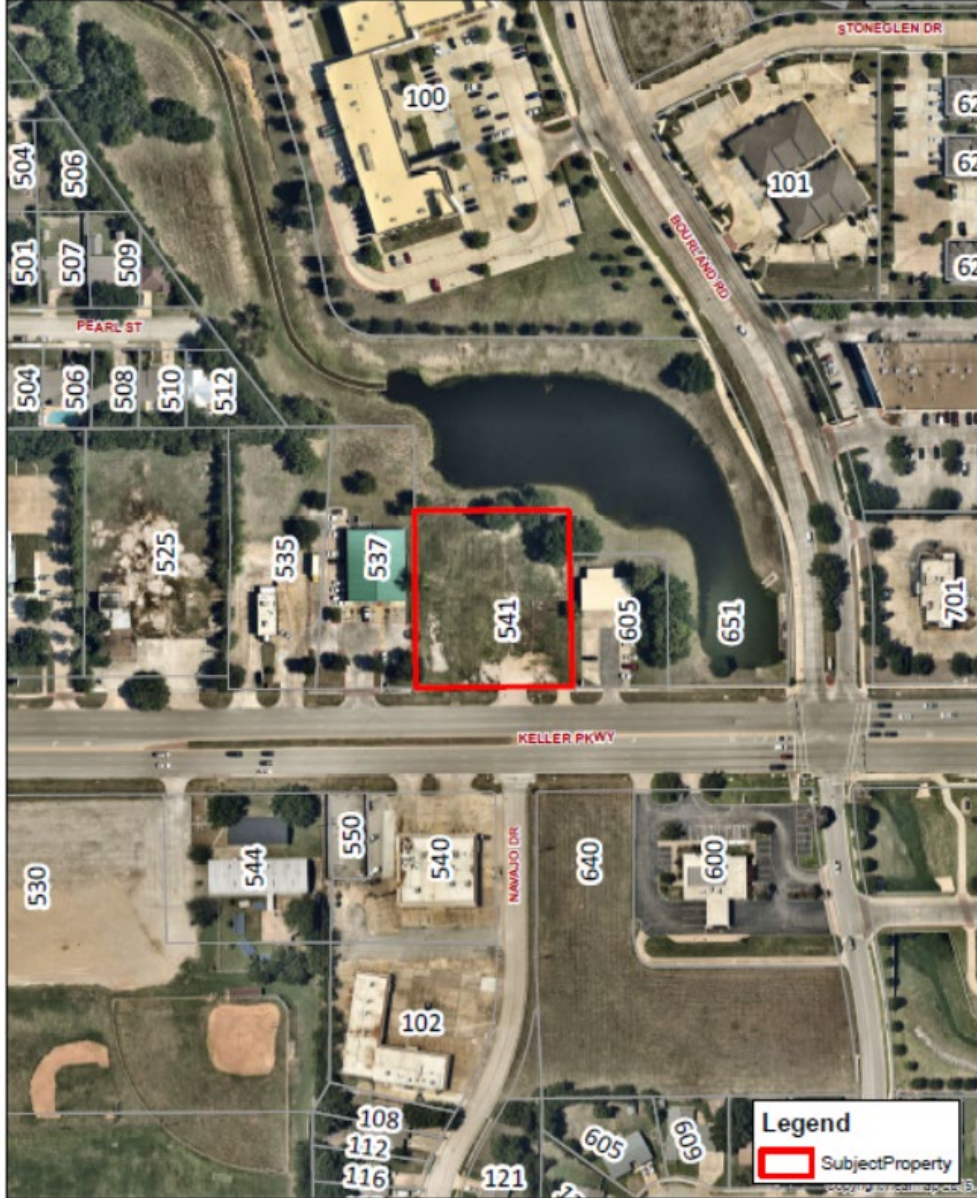


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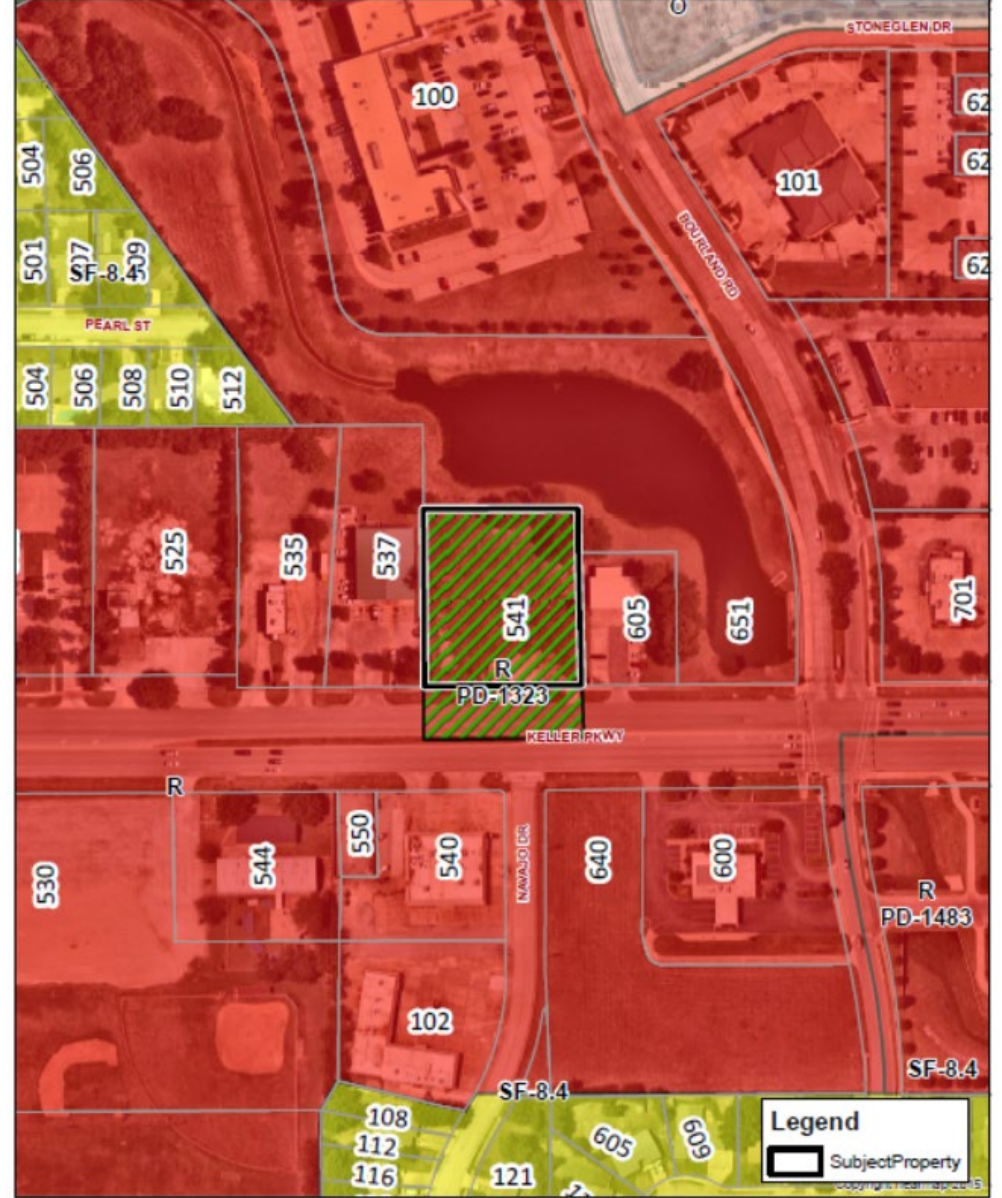
PUBLIC HEARING: Consider an ordinance approving a zoning change from Planned Development - Retail (R) to Retail (R), for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway. City of Keller, Owner/Applicant. (Z-23-0003)

Item H-2 Aerial Map



↑
N
Zoned: PD-R

Item H-2 Zoning Map



Background:

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- In 2006, City Council approved a zoning ordinance establishing a Planned Development (PD) for the city-owned property at 541 Keller Parkway with a specific list of approved uses.
- The purpose of this request is to remove the PD from the property so that it may operate under straight Retail zoning.



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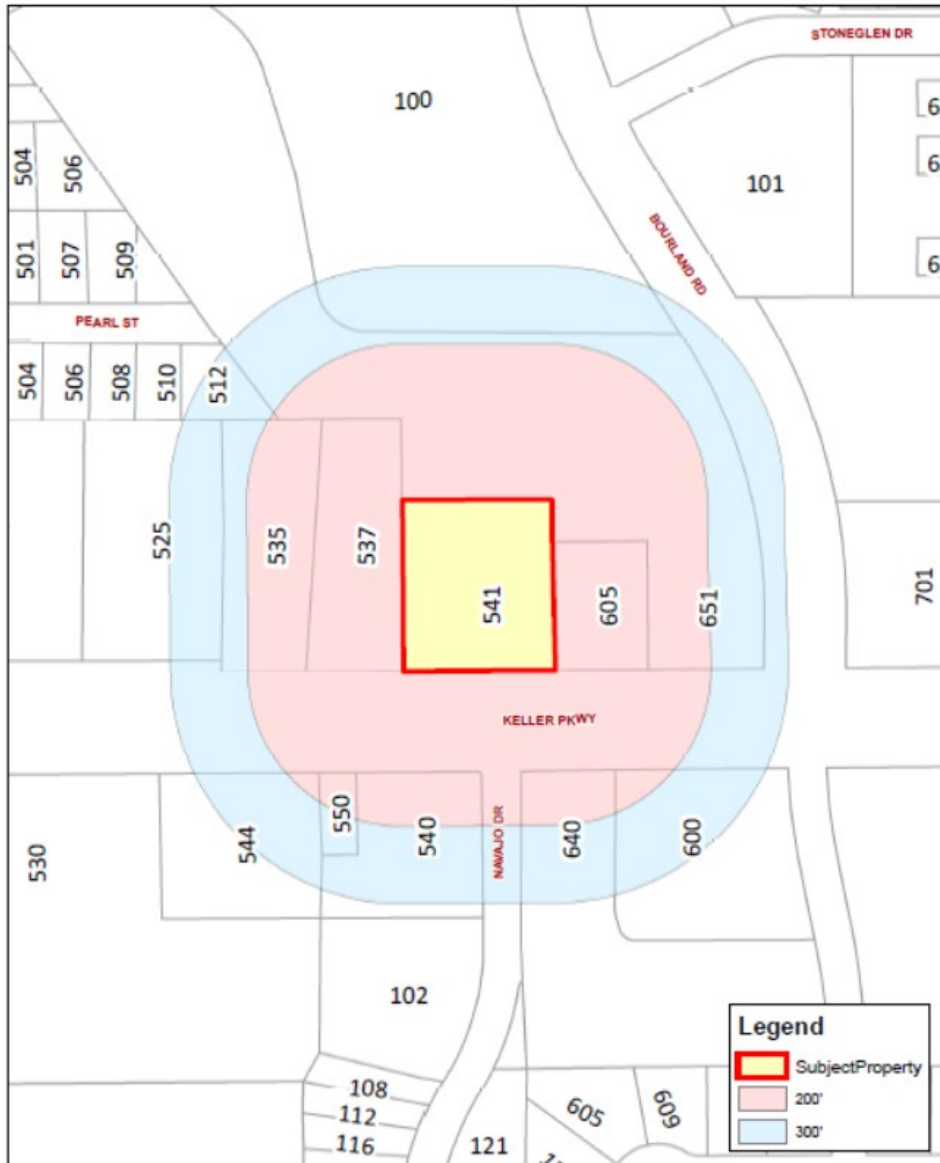
Planned Development 1323/Retail Zoning Comparison

Use	Retail Zoning	PD 1323
Administrative, professional or corporate office	P	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP	-
Appliance Rental	SUP	P
Athletic stadium or field operated by the city or school district	P	-
Automobile electric charging station	P	-
Automobile parts retail sales wholly enclosed in a building	SUP	P
Automobile sales	SUP	-
Automobile renting	SUP	-
Automobile service station	SUP	-
Bakery (retail)	P	-
Bank, saving, loan, and credit unions, including automated teller	P	P
Bar/Tavern	SUP	-
Barber shop or beauty salon stand alone	P	P
Barber shop or beauty salon within multi-use retail	P	-
Batching plant (temporary)	Permit	-
Bed and Breakfast/Tourist Home	SUP	-
Brewery with retail sales on and off premise	P	-
Brewery with entertainment inside or outside	SUP	-

Use	Retail Zoning	PD 1323
Fuel Pumps/Sales*	SUP*	-
Greenhouses and nurseries (commercial retail)	SUP	-
Grocery store or food market	SUP	-
Gunsmith (repair only)	SUP	-
Hospital	SUP	P
Hotel/Motel	SUP	P
Indoor Gun Range	SUP	-
Kennels, Grooming Only	P	-
Kennels (Indoor Pens Only)	SUP	-

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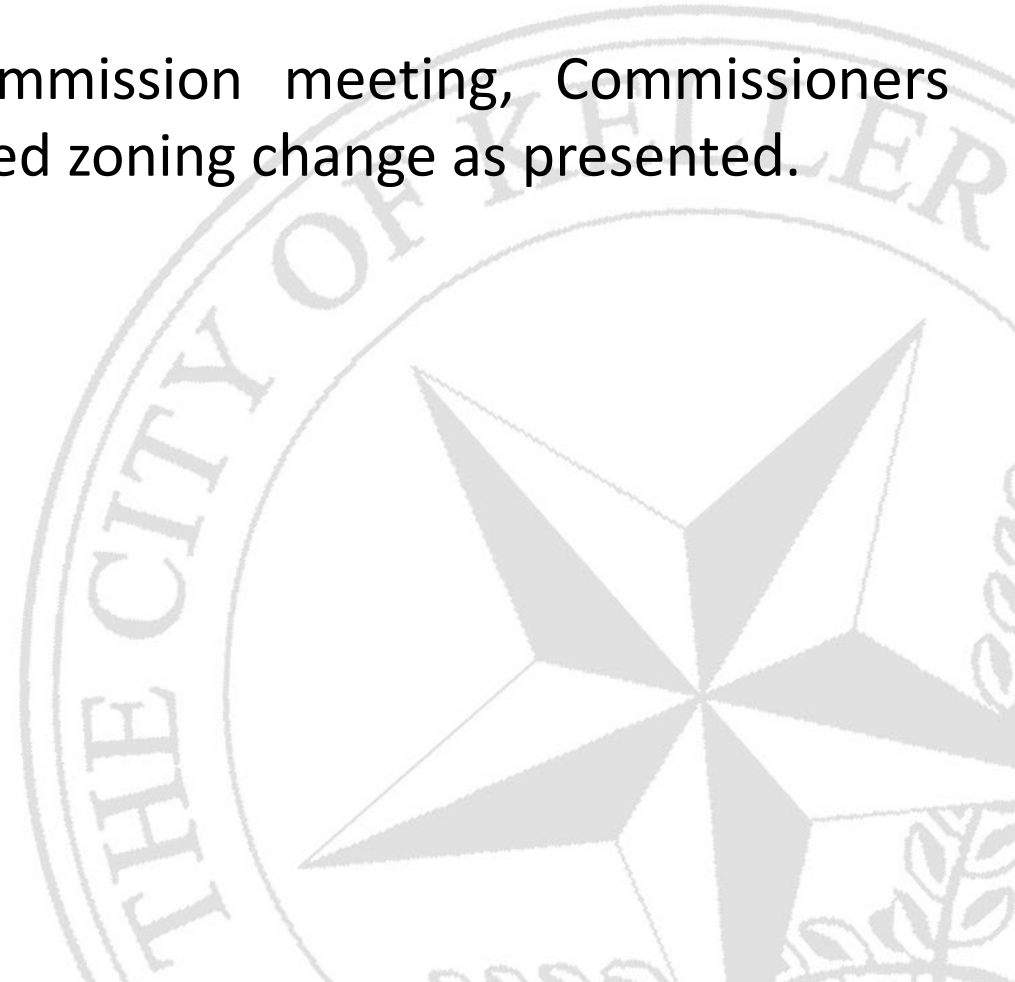
- On July 27, 2023, the City mailed 11 Letters of Notification for this public hearing to all property owners within three-hundred feet (300') of the property. A public hearing notice sign was also posted on the site.
- Staff has received no response from the public regarding this request.



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Planning and Zoning Commission Recommendation:

At the Aug. 8, 2023, Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the proposed zoning change as presented.



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Section 4.03 (A) of the UDC states that when considering an amendment to the zoning regulations or zoning change request, the Planning and Zoning Commission shall consider the following factors:

- 1) Appropriateness of all the uses permitted by the proposed change for the immediate area concerned, and the relationship of the proposed uses to the general area and to the City as a whole.
- 2) Agreement of the proposed change with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area.
- 3) The amount of vacant land currently classified for similar development in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
- 4) The rate at which land in the same zoning classification has recently been developed, particularly in the vicinity of the proposed change.
- 5) Effect on other areas designated for similar development if the proposed amendment is approved.
- 6) Conformity with the goals and objectives for future developments within the Future Land Use Plan for the City of Keller.
- 7) Any other factors which will substantially affect the health, safety, morals or general welfare of the citizens of the City of Keller.

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Request:

A zoning change from Planned Development – Retail to Retail.

The City Council has the following options when considering a zoning change request:

- 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?
Sarah Hensley
817-743-4130