

Item H-3

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-22-0009)

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Background

- The Development Review Committee recently met with a potential applicant interested in installing fuel pumps at an existing grocery store in the Retail Zoning District.
- The applicant's proposed use is not allowed in the Retail Zoning District. However, the UDC includes supplemental regulations for the Town Center Zoning District that, if also applied to the Retail Zoning District, would allow fuel pumps associated with a 50,000-square-foot or larger grocery store via a Specific Use Permit.

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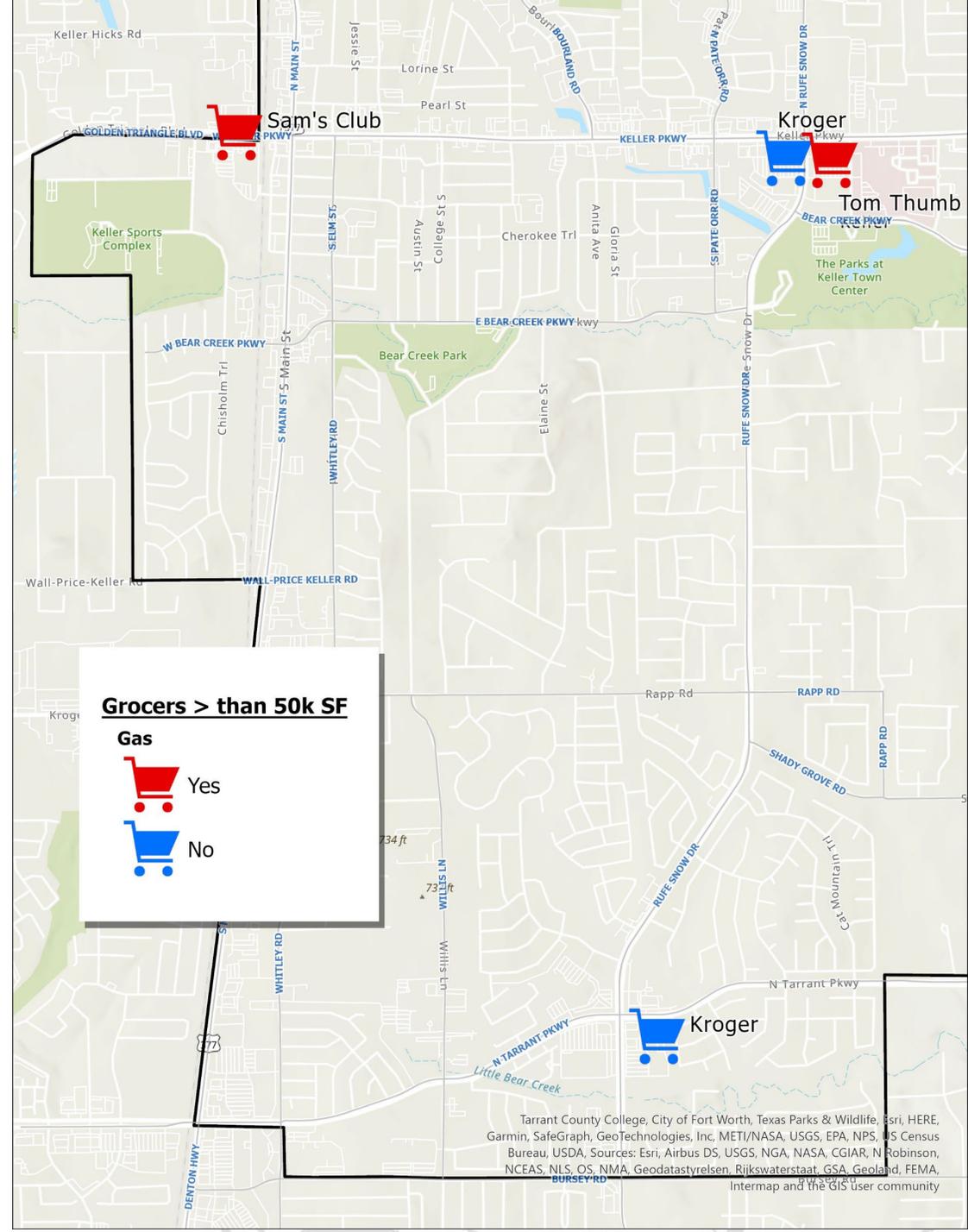
CURRENT UDC for Town Center Fuel Pump Sales

- 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



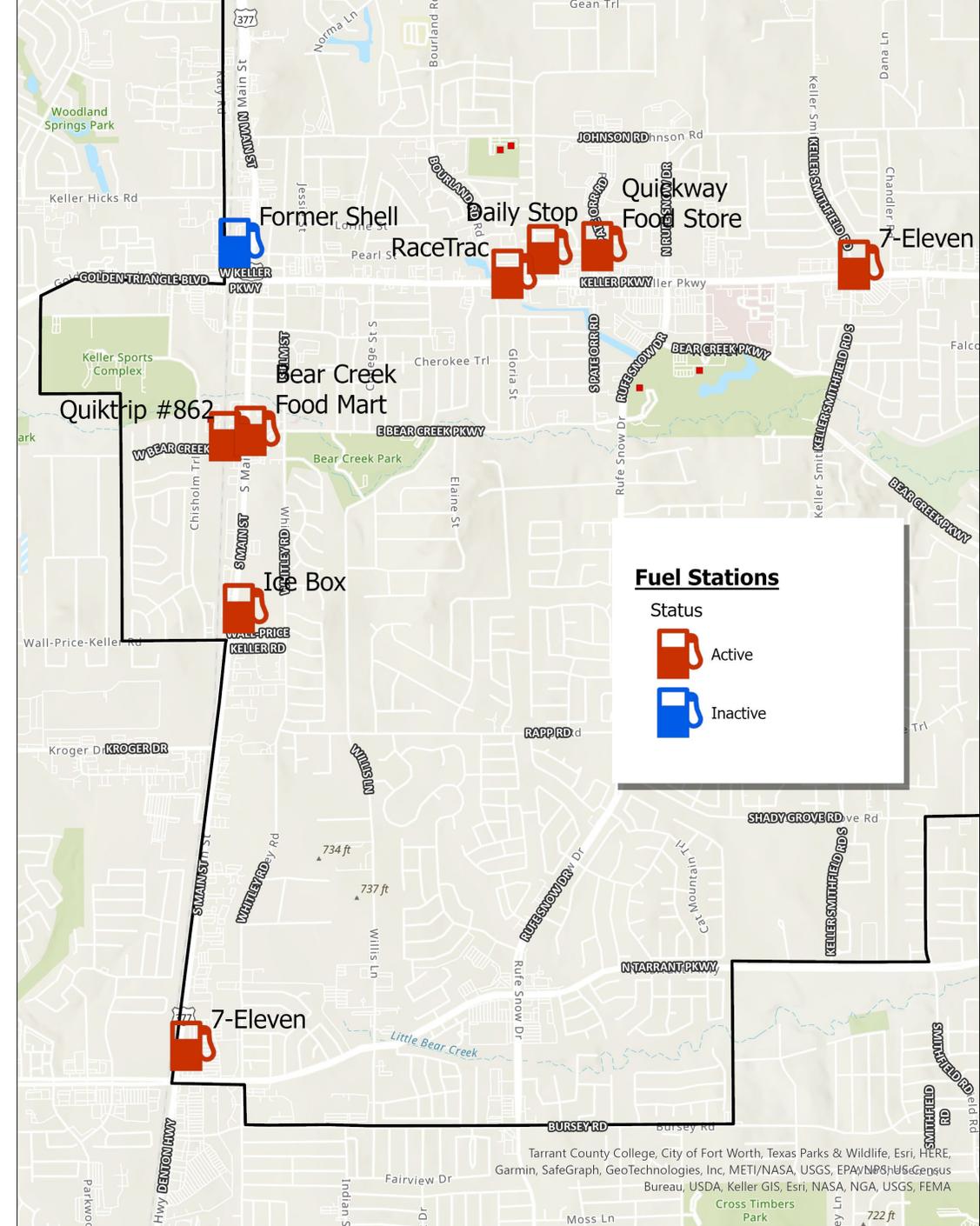
Existing Grocery Stores

NAME	ADDRESS	ZONING	SQUARE FOOTAGE	GAS
Natural Grocers	1501 Keller Parkway	Town Center	15,000	No
Sprouts Farmers Market	2003 South Main Street	Commercial	33,000	No
Walmart Neighborhood Market	2130 Rufe Snow Drive	Retail	42,945	No
Kroger	976 Keller Parkway	Town Center	61,231	No
Kroger	2061 Rufe Snow Drive	Retail	61,911	No
Tom Thumb	1000 Keller Parkway	Town Center	63,631	Yes
Sam's Club	201 Golden Triangle Boulevard	Commercial	139,699	Yes



Existing Gas Stations

NAME	ADDRESS	ZONING	STATUS
7-Eleven	1500 Keller Parkway	Retail	Active
7-Eleven	2021 South Main Street	Commercial	Active
Bear Creek Food Mart	101 Bear Creek Parkway, Suite A	Commercial	Active
Daily Stop	797 Keller Parkway	Retail	Active
Ice Box	1085 South Main Street	Commercial	Active
Quickway Food Store	901 Keller Parkway, Suite A	Retail	Active
Quiktrip #862	700 South Main Street	Commercial	Active
RaceTrac	700 Keller Parkway	Retail	Active
Former Shell	101 N Main Street	OTK	Inactive



Tarrant County College, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA/NPS/BGS/Geopius Bureau, USDA, Keller GIS, Esri, NASA, NGA, USGS, FEMA
Cross Timbers Park
722 ft

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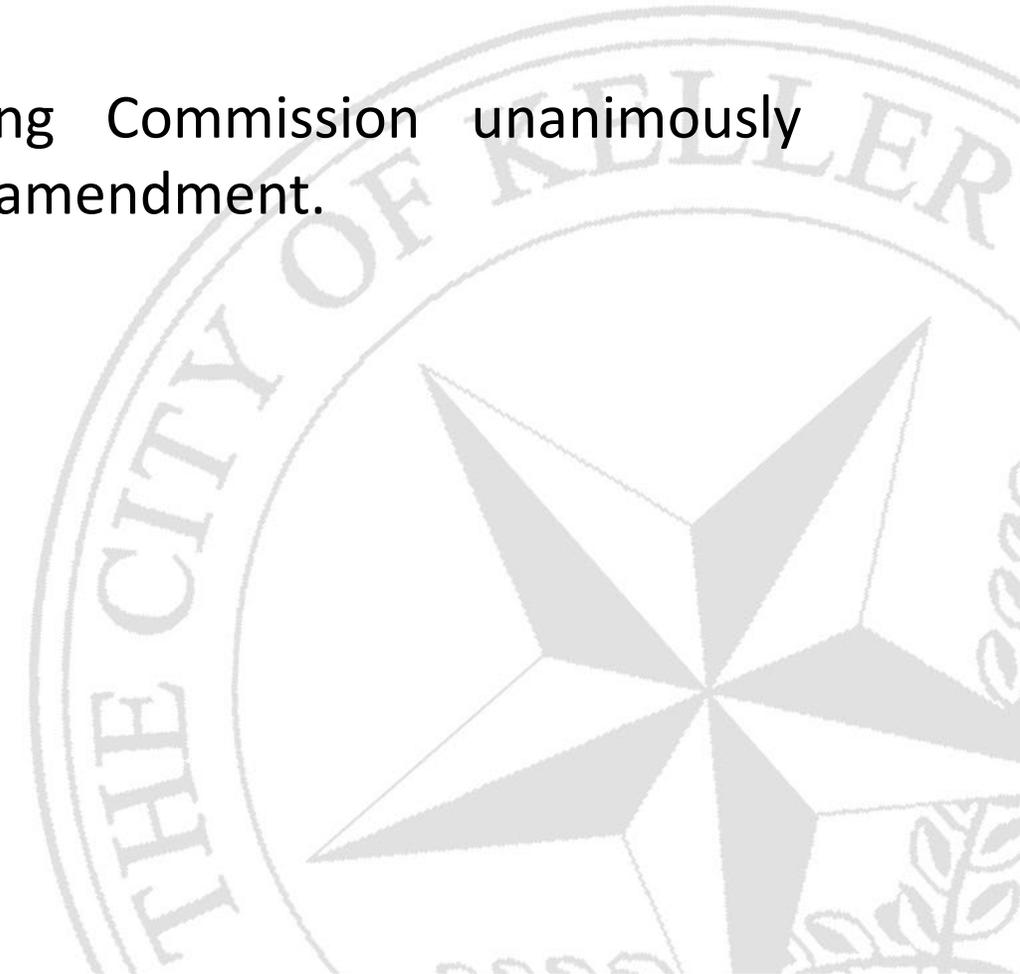
An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper ten (10) days prior to the scheduled Planning and Zoning Commission meeting date and fifteen (15) days prior to the scheduled City Council meeting date. Notices were published in the Sept. 18, 2022 and Oct. 2, 2022 editions of the *Fort Worth Star-Telegram* for the respective Planning and Zoning Commission and City Council Public Hearings.

As of today, staff has not received any comments from the public.

Item H-2

Planning & Zoning Commission Recommendation:

On Sept. 27, 2022, the Planning and Zoning Commission unanimously recommended approval of the proposed UDC text amendment.



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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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