

Item H-6

PUBLIC HEARING: Consider approving an ordinance amending the City of Keller Unified Development Code (UDC), 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. (UDC-21-0001)

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- The UDC requires an SUP for hotels/motels in the Retail (R), Old Town Keller (OTK), and Town Center (TC) zoning districts.
- However, a Hotel/Motel use is permitted by right (no SUP required) in both the Commercial (C) and Industrial Park (IP) zoning districts.
- Concerns regarding the potential quality of hotels in C and IP zoning districts could be addressed by applying the same SUP requirements now applied for the R, OTK, and TC zoning districts.
- Staff also proposes clarifying the definition of “Hotel/Motel” to include extended-stay hotels.

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Specific Recommendations:

1. Amend the UDC use tables for the Commercial (C) and Industrial Park (IP) zoning districts to require Hotel/Motel uses obtain an SUP.
2. Amend Article 3 - Definitions by modifying:

~~Motel: A roadside hotel designed primarily for motorists, typically having the rooms arranged in a low building with parking directly outside.~~ **See Hotel.**

~~Hotel: A building or group of buildings designed for and occupied as an temporary place of dwelling place of individuals and providing four or more room units where linen and housekeeping services are provided~~ **A commercial establishment offering temporary, paid lodging on a short or long-term basis** and providing four or more room units where linen and housekeeping services are provided, **not to exceed 180 consecutive days. This definition also applies to extended-stay hotels.** Non-emergency access to rooms shall be provided through interior, space-conditioned corridors.

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On February 23, 2021, the Planning and Zoning Commission held a hearing at which no comments were offered either in support or in opposition. The Commission unanimously voted to recommend City Council approve the UDC amendments related to Hotels and Motels as submitted.

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper 15 days prior to the scheduled City Council meeting date. The notice for the City Council public hearing was published in the Feb. 28, 2021, edition of the Fort Worth Star-Telegram.

As of today, staff has not received any letters written in either support or in opposition from the public.

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The City Council has the following options when considering an amendment to the text of the UDC:

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



**Questions?
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