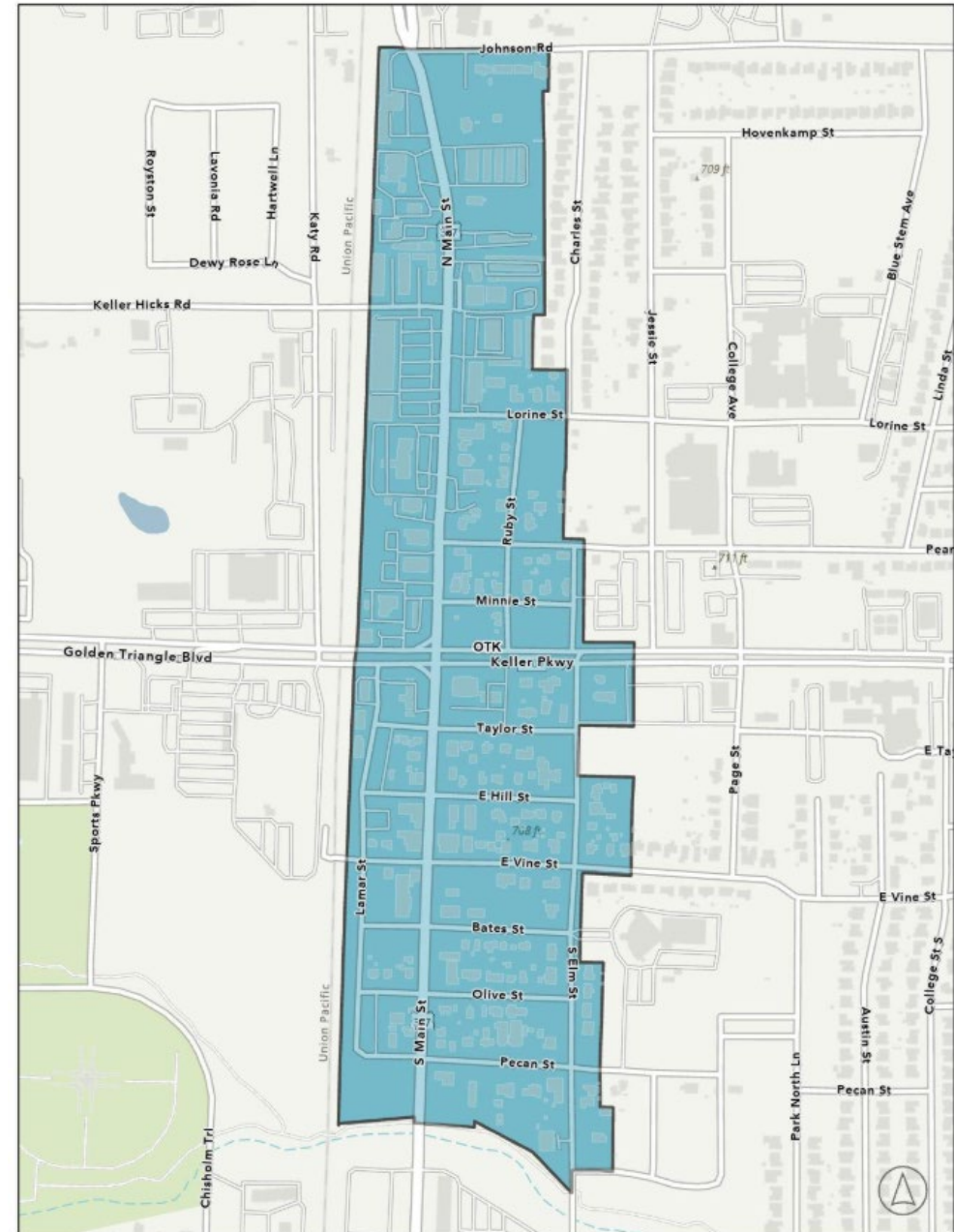


**Discuss Unified Development Code amendments related to
the Old Town Keller Zoning District.**

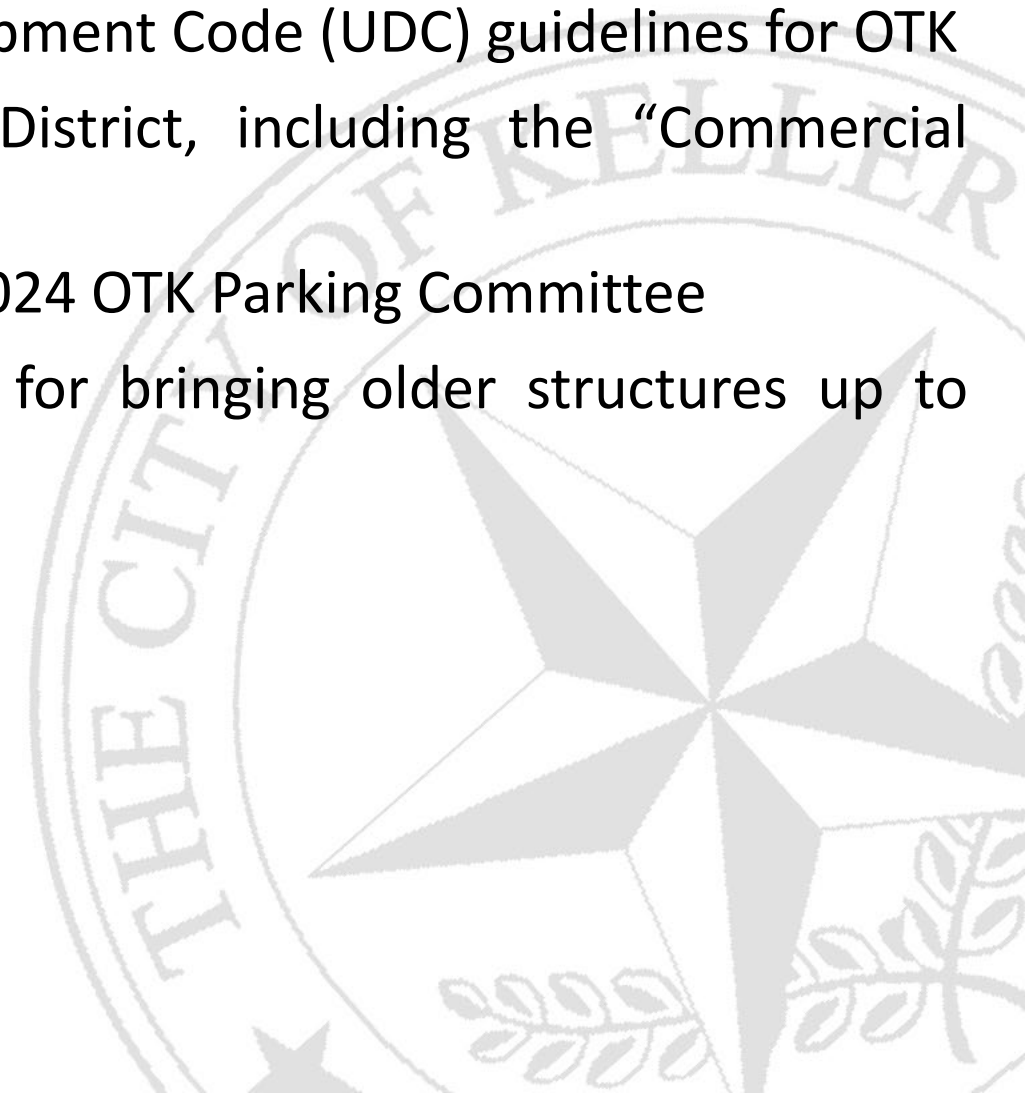
Agenda

1. Overview of Old Town Keller (OTK) development code concerns identified by staff and applicants.
2. Discuss code amendment process options.
3. Identify next steps.



Tonight's discussion is prompted by:

- Inconsistency/lack of clarity in the Unified Development Code (UDC) guidelines for OTK
- Need to revisit allowed uses in OTK Zoning District, including the “Commercial wedding/event venue” use type
- Potential to adopt the recommendations of the 2024 OTK Parking Committee
- OTK property owner interest in city assistance for bringing older structures up to current building code



OTK Zoning District

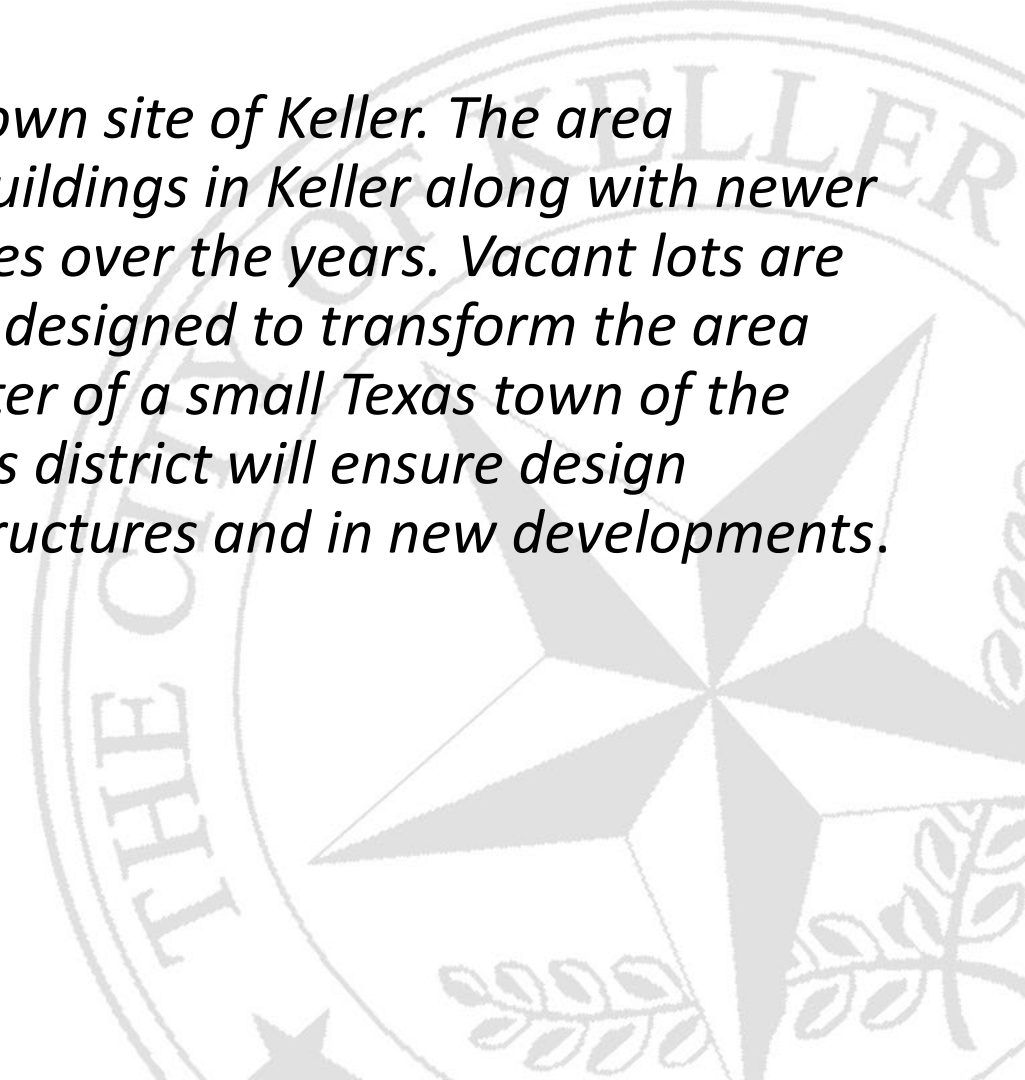
Issues/concerns identified in OTK guidelines include:

- Lack of clarity on if/when the non-residential development standards apply (example – landscape buffers)
- Neighborhood Subdistrict guidelines do not address fencing/screening, patios, awnings and other design standards found in the Main Street Subdistrict guidelines
- Parking requirements are unrealistic for most existing lots without a variance
- Use chart has not been reviewed by Council since 2015 UDC update

OTK Zoning District

Current UDC Language on OTK General Purpose and Description:

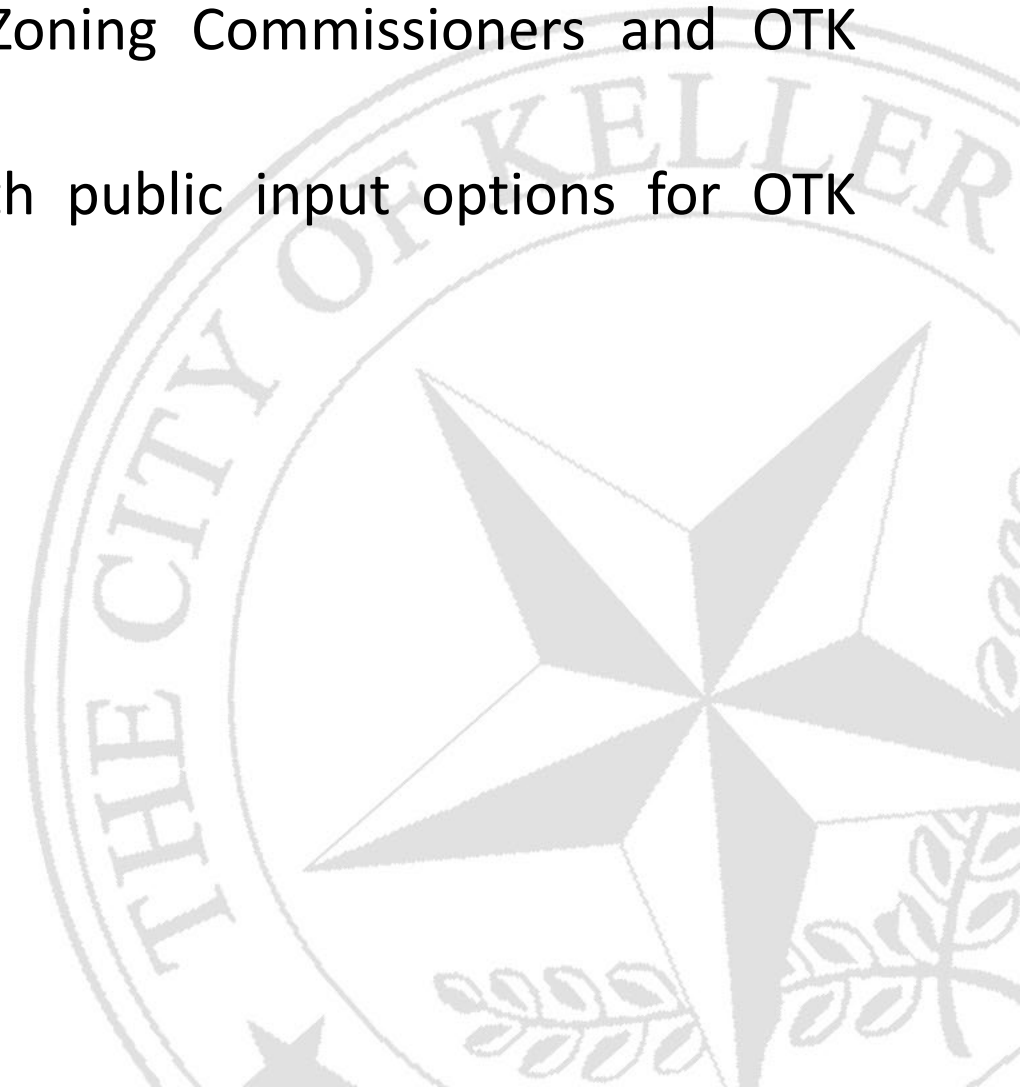
The OTK District encompasses most of the original town site of Keller. The area generally contains a mixture of some of the oldest buildings in Keller along with newer uses and buildings that have replaced older structures over the years. Vacant lots are scattered throughout the district. The OTK District is designed to transform the area into a historic focal point of the City with the character of a small Texas town of the early to middle 1900's. The standards set forth in this district will ensure design consistency in both the redevelopment of existing structures and in new developments.



Code Amendment Process

Options for developing draft code amendments:

1. Committee of Council Members, Planning & Zoning Commissioners and OTK stakeholders
2. Series of Council work session discussions, with public input options for OTK stakeholders and community in general
3. Other format



Next Steps

1. Identify preferred process option
2. Schedule next discussion





Sarah Hensley
817-743-4130
Questions?