

## Item H-4

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 kennels, veterinarian clinics and grooming facilities; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-22-0003)

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### Background

- Over the past year, staff has received multiple inquiries from businesses interested in offering services related to the care, grooming and boarding of animals.
- In reviewing the existing UDC definitions and use charts, staff found:
  - Pet grooming often combined with veterinarian uses
  - No definition for grooming-only businesses
  - Kennels are currently allowed in all residential zoning districts
  - No definition for “domestic animal”

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### Summary of Proposed Amendments

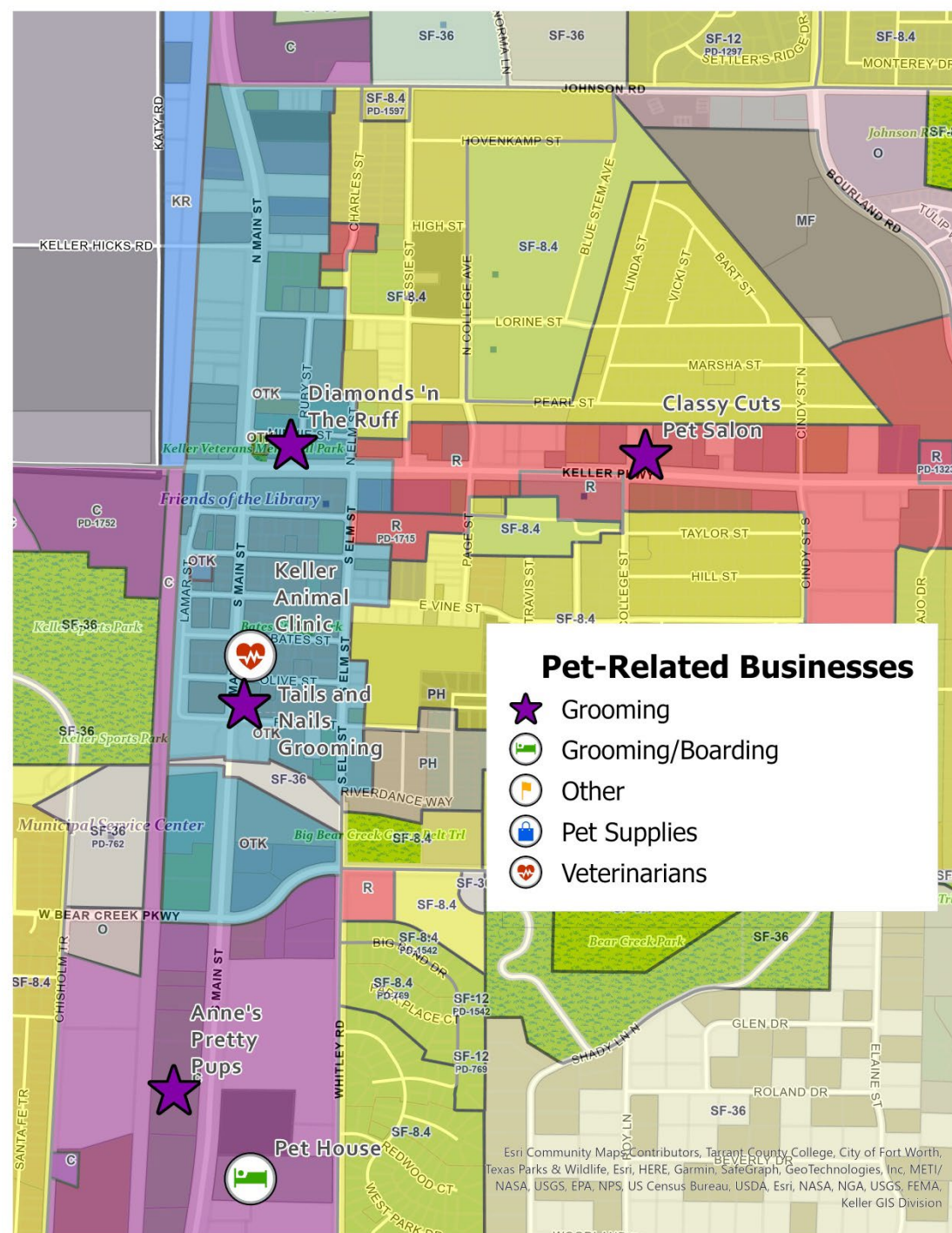
1. Adding a definition for “Kennels, Grooming Only” as follows: An establishment whose business is the cleaning, styling and appearance maintenance of animals or the handling of animals in preparation for these services. No boarding or overnight stays permitted.
2. Modifying the existing definitions for “Kennels (Indoor Pens Only)” and “Kennels (Indoor and Outdoor Pens, or Outdoor Pens Only)” so that they apply to establishments serving one or more animals of any age. Currently, animals must be at least one year old.

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3. Adding a definition for “Veterinarian Clinic with Supplemental Services” to provide guidelines for veterinarians that wish to provide additional services such as boarding, grooming, training and daycare.
4. “Domestic animal” means any animal other than livestock that lives and breeds in a tame condition including, but not limited to: dogs, cats, small birds, domesticated hares and rabbits, and other animals kept as pets.
5. Removing “Kennels” from the list of allowed uses in all residential zoning districts (previously allowed by SUP).
6. Adjusting the uses related to Kennels and Veterinarian Clinics in all other zoning districts.





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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. Notices were published in the May 13, 2022 and May 29, 2022 editions of the *Fort Worth Star-Telegram* for the respective Planning and Zoning Commission and City Council public hearings.

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### **Planning and Zoning Commission Recommendation:**

On May 24, 2022, the Commission unanimously recommended approval of the UDC amendment as presented with minor modifications, including removing Katy Road as a permissible zoning district for all kennels, veterinarian clinics and grooming related businesses.

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

- Approve as presented (Planning and Zoning Commission recommendation)
- 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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