

Item H-1

PUBLIC HEARING: Consider an ordinance amending the City of Keller's Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by providing provisions for a "brewery" land use and modifying Article Three - Definitions and Article Eight – Zoning/Districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-19-0017)

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On October 22, 2018, the Planning and Zoning Commission held a public hearing and recommended adding winery uses to the Unified Development Code (UDC) in Retail (R), Commercial (C), Old Town Keller (OTK), and Town Center (TC) zoning districts. The City Council approved the proposed changes on November 6, 2018. The Commissioners asked Staff to bring back a proposal to add a “brewery” use in the same zoning districts.



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Proposed Definitions:

1. Brewery with retail sales - A building or establishment for the brewing and selling of beer. A brewery may also sell food. (Permitted in the Commercial, Retail, and Old Town Keller zoning district; SUP in Town Center zoning district.)
2. Brewery with entertainment - An indoor and/or outdoor area in which beer is served and entertainment is provided. A brewery may also sell food. (By SUP in all zoning districts.)

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- Over the past decade, breweries have become a growing trend; however, there are no provisions for breweries in the City of Keller zoning ordinance.
- According to a study published in 2018, in 2017 the overall economic impact of breweries in the United States was \$76.2 billion and more than 500,000 jobs were created. The study also rated Texas in the top five states with an output of \$5.3 billion in revenue.*



*Watson, Bart. "Economic Impact." Brewers Association, 2018, www.brewersassociation.org/statistics-and-data/economic-impact-data/.

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Public Notice

- On Sept. 22, 2019, the City published notice in the Fort Worth Star-Telegram. Staff has not received any letters in support or opposition.

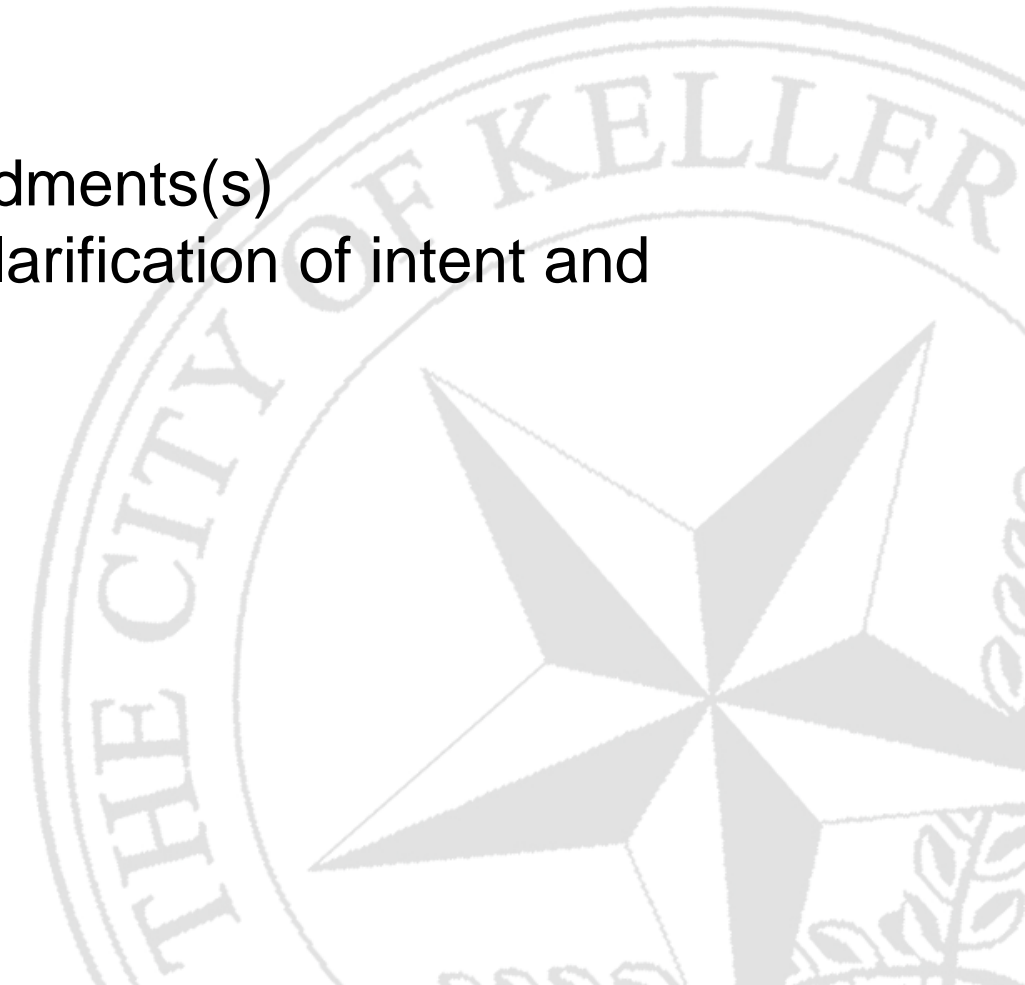
Planning and Zoning Recommendation

- On Sept. 23, 2019, the Planning and Zoning Commission recommended approval 7-0 with modifications to make the definitions consistent with the zoning district use tables.

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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 amendments(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
Katasha Smithers
817-743-4130

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