



Legislation Details (With Text)

File #: 21-083 **Version:** 1

Type: New Business **Status:** Agenda Ready

File created: 2/18/2021 **In control:** Planning & Zoning Commission

On agenda: 2/23/2021 **Final action:**

Title: PUBLIC HEARING: Consider 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)

Attachments:

Date	Ver.	Action By	Action	Result
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To: Planning and Zoning Commission

From: Katasha Smithers, Planner

Subject:

PUBLIC HEARING: Consider 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)

Background:

Currently, the UDC indicates Hotel by Specific Use Permit (SUP) in Retail (R), Old Town Keller (OTK), and Town Center (TC). 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 these zoning districts could be addressed by applying the same SUP requirements for all zoning districts. Also, the definition of "Hotel/Motel" has been clarified to include extended stay hotels.

Proposed Amendments:

Amend the use tables in Commercial (C) and Industrial Park (IP) to modify Hotel/Motel uses to require an SUP.

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 a 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.

Citizen Input:

An amendment to the text of the UDC requires a public hearing notice to be published in the local newspaper 10 days prior to the scheduled Planning and Zoning Commission meeting date. The notice for the Planning and Zoning Commission public hearing was published in the February 12, 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.

Alternatives:

The Planning and Zoning Commission has the following options when considering an amendment to the text of the UDC:

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