



# City of Keller

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## Legislation Text

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**File #:** 19-430, **Version:** 1

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**To:** Planning and Zoning Commission

**From:** Katasha Smithers, Planner I

**Subject:**

PUBLIC HEARING: Consider a recommendation to amend the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by removing 'minor medical emergency clinic' use in the Town Center (TC) Zoning District and modifying, Article 8 - Zoning-Districts, Development Standards, Tree Preservation; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0016)

**Background:**

For the Town Center (TC) Zoning District, the UDC permits "minor medical emergency clinic" with an SUP but does not allow "medical use." Two developers requested that the City consider adding "medical use" to the Town Center Zoning District. At their August 12, 2019, meeting, the Planning and Zoning Commission voted to recommend to City Council that City Council remove "medical use." Commissioners also asked Staff to bring back a proposal to remove "minor medical emergency clinic" to make their recommendation to City Council consistent across medical uses.

Commissioner Alvarado summed up the Commission's reasoning by noting that "minor medical emergency clinic" and 'medical use' do not conform to the Town Center Zoning District requirement that "uses in Town Center district shall be generally pedestrian-oriented and encourage pedestrian traffic."

**Citizen Input:**

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 Commission meeting date. The notice for the Commission public hearing was published in the August 29, 2019, edition of the Fort Worth Star-Telegram.

As of September 5, 2019, Staff has not received any responses from the public on this UDC text amendment request.

**Alternatives:**

The 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 amendments(s).
- Table the agenda item to a specific date with clarification of intent and purpose.
- Recommend denial.

**Council Action:**

Should the Commission take action, this UDC Text Amendment request will be scheduled for City Council action on October 1, 2019.