



# City of Keller

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## Legislation Text

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**File #:** 19-542, **Version:** 1

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**To:** Mark Hafner, City Manager

**From:** Katasha Smithers, Planner I

**Subject:**

PUBLIC HEARING: Consider an ordinance approving an amendment to 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 conflict of ordinances clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-19-0017)

**Background:**

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 the 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.

**Analysis:**

Over the past decade, breweries have become a growing trend throughout Texas; 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.\*

**Proposed Amendments:**

Section 3.01 Definitions, adding:

- Brewery with retail sales - A building or establishment for the brewing and selling of beer. A brewery may also sell food.

- Brewery with entertainment - An indoor and/or outdoor area in which beer is served and entertainment is provided. A brewery may also sell food.

Section 8.03 (O) Retail Zoning District. Providing Brewery as a permitted (P) use if in conjunction with retail sales on and off premise. Specific Use Permit (SUP) if in conjunction with entertainment inside or outside.

Section 8.03 (P) Town Center Zoning District. Providing Brewery with a Specific Use Permit (SUP) if in conjunction with retail sales on and off premise. Specific Use Permit (SUP) if in conjunction with entertainment inside or outside.

Section 8.03 (Q) Old Town Center Zoning District. Providing Brewery as a permitted (P) use if in conjunction with retail sales on and off premise. Specific Use Permit (SUP) if in conjunction with entertainment inside or outside.

Section 8.03 (S) Commercial Zoning District. Providing Brewery as a permitted (P) use. Specific Use Permit (SUP) if in conjunction with entertainment inside or outside.

**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 Planning and Zoning Commission meeting date and fifteen (15) days prior to the City Council Meeting Date.

The notice for the City Council public hearing was published in the September 22, 2019, edition of the *Fort Worth Star-Telegram*.

**Planning and Zoning Recommendation:**

The Planning and Zoning Commission recommended approval 7-0 with modifications to make the definitions consistent with the zoning district use tables.

**Alternatives:**

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.

*\*Watson, Bart. "Economic Impact." Brewers Association, 2018, [www.brewersassociation.org/statistics-and-data/economic-impact-data/](http://www.brewersassociation.org/statistics-and-data/economic-impact-data/).*