



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, August 8, 2023

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**PRE-MEETING BRIEFING 6:30 P.M.**

**A. CALL TO ORDER - Chairperson Paul Alvarado**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council Action on August 1, 2023.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. ADJOURN**

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Chairperson Paul Alvarado**

**B. PLEDGES TO THE FLAGS**

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

**C. PERSONS TO BE HEARD**

This is a time for the public to address the Commission on any subject. However, the Texas Open Meetings Act prohibits the Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

**D. CONSENT**

1. [Consider approving a Final Plat of Lots 1R1 and 1R2, Block A, Westwind Church Addition, being a replat of Lot 1, Block A of the Westwind Church Addition, approximately 8.174 acres of land, located at the intersection of Village Trail and Sarah Brooks Drive, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed 1300 Sarah Brooks Drive. Gary Shoop/Westwind Church, Christian Church \(Disciples of Christ\) of Keller, Texas. Owner/Applicant. \(P-23-0018\)](#)

**E. NEW BUSINESS**

1. [Consider the minutes of the July 25, 2023 Planning and Zoning Commission Meeting.](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to replace the existing SUP allowing an electrical substation, for Oncor Electric Delivery Company, for](#)

the property legally described as Lot 1, Block A of Keller Wall-Price Substation Addition, being 9.12 acres, approximately 850 feet northeast of the intersection of Wall-Price Keller Road and Chisholm Trail, zoned Commercial and addressed as 851 Chisholm Trail. Oncor Electric Delivery Company, Owner/Rob Myers - Kimley Horn, Applicant. (SUP-23-0023)

3. PUBLIC HEARING: Consider a zoning change request from Planned Development - Retail (R) to Retail (R), for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway. City of Keller, Owner/Applicant. (Z-23-0003)
4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a drive-thru for Te'Jun, a proposed 6,697 square-foot two-story restaurant, for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway. City of Keller, Owner/TeJun, Applicant. (SUP-23-0021)
5. Consider approving a Site Plan with variances for a new 6,697 square-foot two-story restaurant, for the property legally described as Lot 3A, Block 1 of Foote's Addition (recently replatted as Lot 1, Block A, TEJUN Addition), being 1.208 acres, approximately 300 feet west of the intersection of Keller Parkway and Bourland Road, zoned Planned Development 1323-Retail (R-PD-1323), and addressed as 541 Keller Parkway. City of Keller, Owner/TeJun, Applicant. (SP-23-0017)
6. PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight - Zoning Districts, and Article Nine - Development Standards, relating to regulations for murals; providing penalties; authorizing publication; and establishing an effective date. (UDC-23-0006)

## **F. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.*

**CERTIFICATE**

*I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, August 3, 2023 at 5:00 P.M.*

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Sarah Hensley, Director of Community Development

***Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.***