



**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, January 14, 2020

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**PRE-MEETING BRIEFING 6:15 P.M.**

**A. CALL TO ORDER - Chairperson Gary Ponder**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, December 17, 2019.](#)
2. [Briefing regarding current DRC projects and Long-Term Projects.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. ADJOURN**

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

**A. CALL TO ORDER – Chairperson Gary Ponder**

**B. PLEDGE OF ALLEGIANCE**

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 Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/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.

**D. NEW BUSINESS**

1. [Consider approval of the minutes of the Planning and Zoning Commission Meeting on December 10, 2019.](#)  
  
**Attachments:** [December 10 2019 PZ Minutes](#)
2. [PUBLIC HEARING: Consider approval of a Final plat for lot 2R1, Block A, Forest View Estates, being 1.695- acres located north of Forest View Court, approximately 330 feet northwest of the Forest View Court and Belinda Drive intersection, zoned Single-Family 36,000 square-foot lots \(SF-36\). Anwar Dossani, owner/applicant. \(P-19-0022\)](#)

**Attachments:** [01142020\\_ForestViewEstatesP-19-0022\\_Maps](#)  
[01142020\\_ForestViewEstatesP-19-0022\\_ExhibitA](#)  
[01142020\\_ForestViewEstatesP-19-0022\\_ExhibitB](#)

3. [PUBLIC HEARING: Consider a recommendation of a Specific Use Permit \(SUP\) to allow The Harmonson Boutique Hotel, a proposed 6,200 square-foot, one story hotel consisting of 10, high-end suites, on an approximately .593-acre property, located on the north side of Hill Street, directly northwest of the intersection of Hill Street and Elm Street, being Lot 1, Block A, Lucas and Thompson Addition, zoned Old Town Keller \(OTK\), located at 137 Hill Street. Sue Salstrand, owner/applicant. \(SUP-20-0001\)](#)

**Attachments:** [011420\\_HarmonsonHotelSUP-20-0001\\_Maps](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_ExhibitA\(1of4\)](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_ExhibitA\(2of4\)](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_ExhibitA\(3of4\)](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_ExhibitA\(4of4\)](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_StaffAttachment\(1of2\)](#)  
[011420\\_HarmonsonHotelSUP-20-0001\\_StaffAttachment\(2of2\)](#)

4. [PUBLIC HEARING: Consider a recommendation for a Specific Use Permit for Creekside Veterinarian Clinic to permit the use of a 'Veterinarian Clinic includes grooming facility' located at 8830 Davis Boulevard \(Account# 41707095\), being a 1.595-acre tract at the intersection of Bear Creek Parkway and Davis Boulevard, being Lot B, Creekview Addition Phase II, owned by Hance Properties LLC. \(SUP-19-0021\)](#)

**Attachments:** [011420\\_Creekside\\_Aerial&ZoningMaps](#)  
[011420\\_Creekside\\_ExhibitA\\_Narrative&ConceptPlan.pdf](#)  
[011420\\_Creekside\\_ExhibitB\\_Elevations&ColoredRenderings.pdf](#)  
[011420\\_Creekside\\_ExhibitC\\_SupportLetter](#)

5. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a spa to include cosmetology and Texas-licensed massage therapists, for Thai Yoga Massage, located in an approximately 875 square-foot space, on an approximately .23-acre property, located on the east side of South Main Street, approximately eighty-five feet northeast of the intersection of South Main Street and Pecan Street, being Lot 10, Block 7, Keller, City Addition, zoned Old Town Keller \(OTK\), located at 255 South Main Street, Suite B. Phyllis Box, owner. Monchaya Klaijanset, applicant. \(SUP-19-0022\)](#)

**Attachments:** [01142020\\_ThaiMassageSUP-19-0022\\_Maps](#)  
[01142020\\_ThaiMassageSUP-19-0022Exhibit A](#)  
[1142020\\_ThaiMassageSUP-19-0022\\_ExhibitB](#)

6. [PUBLIC HEARING: Consider a recommendation for a Planned Development Zoning Change from C \(Commercial\) to PD-Mixed Use \(Planned Development - Mixed-Use - Commercial/Residential\), for Center Stage a planned development consisting of seventy \(70\) single-family residential lots, five-hundred and fifty \(550\) Urban Residential Lofts, 59,500 square-feet of commercial uses \(retail, restaurants, office\), and 5.7 acres of open space, on an approximately 38-acre property, being Roberts, JJ Survey abstract 1305](#)

[Tract 1A1 & 3B, located on the east side of North Main Street, directly northeast of the North Main Street and Mount Gilead Road intersection, addressed as 1440 North Main Street. Realty Capital Management, LLC, applicant/developer. Engler Acquisition Partners, owner. Wier and Associates, surveyor/engineer.](#)

**Attachments:**    [011420\\_CenterStageZ-19-0002\\_Maps](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitA](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitB](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitC](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitD](#)  
[011420\\_CenterStageZ-19-0002\\_ExhibitE](#)

## E. ADJOURN

### **CITY OF KELLER MISSION STATEMENT**

*Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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 Friday, January 10, 2020 at 5:00 P.M.*

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Julie Smith, 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.***