



City of Keller
Planning & Zoning Commission
Agenda

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Tuesday, November 9, 2021

PRE-MEETING BRIEFING 6:30 P.M.

- A. CALL TO ORDER - Chairperson Gary Ponder**
- B. ADMINISTRATIVE COMMENTS**
- C. DISCUSS AND REVIEW AGENDA ITEMS**
- D. ADJOURN**

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson

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 the Minutes for the October 26, 2021, Planning and Zoning Commission Meeting.](#)
2. [PUBLIC HEARING: Consider a Specific Use Permit \(SUP\) for the expansion of drive-thru for Chick-Fil-A, an existing 4,779 square-foot restaurant on an approximately 1.46-acre tract of land, located on the south side of Keller Parkway \(F.M. 1709\), situated at the intersection of Rufe Snow Drive and Keller Parkway, being a portion of Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center \(TC\). Regency Centers, LP, Owner. Interplan, LLC, Applicant/Developer. \(SUP-21-0036\)](#)
3. [PUBLIC HEARING: Consider a Specific Use Permit \(SUP\) to allow the use of spa services, for Nail Bar One, in an 2,500 square-foot lease space, within a 21,895 square-foot multi-tenant building, on 2.93-acres, approximately 1,000-feet northwest from](#)

South Main Street and Wall-Price Keller Road intersection, and situated on the west side of South Main Street, located at 800 South Main Street Suite 224, legally described as Lot 3, Block A, Bear Creek Plaza Addition and zoned Retail (R). BC III Shopping Center, LLC, Owner. Nail Bar One, Applicant. (SUP-21-0035)

4. Consider four variances to the Unified Development Code, Article 8 - Zoning Districts, Development Standards, Tree preservation, Section 8.03 Zoning districts, regarding one lot in the Highland Terrace Mobile Home Park, to decrease the Minimum Dwelling Size to 2000 square feet in lieu of the 2400 square-foot requirement, to increase the main building lot coverage to 35 percent in lieu of the 30 percent requirement, to increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement, and to modify the front setback from 35 feet to 25 feet, legally described as Lot 27 of Highland Terrace Mobile Home Park, addressed as 1840 Highland Drive East and zoned Single-Family 36,000 square-foot lots or greater (SF-36). Mike Garabedian, GPLM, LLC, Owner/Applicant. (UDC-21-0009)

E. 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 Friday, November 5, 2021 at 5:00 P.M.

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.