



**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 28, 2020

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

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

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, January 21, 2020.](#)
2. [Briefing on building materials per UDC.](#)

**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 January 14, 2020.](#)
2. [Consider a request for a variance to the Unified Development Code, Section 8.07 \(C\), Garage Requirements in Residential Zoning Districts, to allow two variances: one for a front-facing garage and for the garage door to exceed seventy-two square-feet. This property is located on 0.575-acre lot, on the southeast side of Hawthorne Lane, being Lot 16, Block A, Park View Addition, at 1520 Hawthorne Lane, and zoned Single-Family Residential - 25,000 square-foot lot size minimum \(SF-25\). Jason Hutson,](#)

[applicant/owner. \(UDC-20-0001\)](#)

**Attachments:** [ExhibitA\\_01282020Hawthorne\\_Garage\\_Variance](#)  
[ExhibitB\(1\)\\_01282020Hawthorne\\_Garage\\_Variance](#)  
[ExhibitB\(2\)\\_01282020Hawthorne\\_Garage\\_Variance](#)

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Panera Bread, a proposed 3,500 square-foot restaurant with drive-thru, on an approximately 1.291-acre tract of land, located on the north side of Keller Parkway \(F.M. 1709\), approximately 150 feet northwest of Country Brook Drive, at 1241 Keller Parkway, being a portion of Tract 2E out of the Pamela Allen Survey, Abstract No. 28, and zoned Town Center \(TC\). Greenway-Keller, L.P., owner. Panera Bread, applicant/developer. \(SUP-20-0002\)](#)

**Attachments:** [012320\\_Panera\\_Maps.pdf](#)  
[012320\\_Panera\\_ExhibitA\\_Narrative&ConceptPlan.pdf](#)  
[012320\\_Panera\\_ExhibitB\\_ElevationRenderings.pdf](#)  
[012320\\_Panera\\_ExhibitC\\_PaneraLetter.pdf](#)

## 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 Thursday, January 23, 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.***