



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, July 12, 2022

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson Gary Ponder

B. ADMINISTRATIVE COMMENTS

1. Briefing regarding City Council action on Tuesday, July 5, 2022.

C. WORK SESSION

1. [Discuss Unified Development Code amendments related to sidewalk modifications.](#)
2. [Proposed Noise Ordinance and Old Town Keller UDC Amendment Update.](#)

D. DISCUSS AND REVIEW AGENDA ITEMS

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

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 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 of the June 14, 2022 Planning & Zoning Commission meeting.](#)

2. [PUBLIC HEARING: Consider a request for two Specific Use Permits \(SUPs\) to allow the property owner to construct an Accessory Dwelling Unit on approximately 2.02 acres of land, approximately 700 feet northwest of the intersection of South Pearson Lane and Union Church Road, legally described as Lot 1, Block A of Rockwell Addition, Zoned Single-Family 36,000 square-feet or greater \(SF-36\), and addressed 336 S. Pearson Lane. Stephen O’Roark, Owner/Applicant. \(SUP-22-0022\)](#)
3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow the use of light manufacturing/warehousing, wholly enclosed in a building, for the Penguin Patch, in an approximately 36,000 square-foot space for Phase I and approximately 5,500 square-foot space for Phase II, on the property legally described as Abstract 457 Tract 14C03 of John Edmonds Survey, being 4.07-acres, approximately 270 feet southeast from the intersection of W. Bear Creek Parkway and Chisholm Trail, zoned Commercial \(C\), and addressed as 721 Chisholm Trail. Jennifer Randklev, Penguin Patch, Applicant. Michael L. Moore, Owner. \(SUP-22-0024\)](#)
4. [Consider a request for a Preliminary Site Evaluation with two variances for Winding Creek Addition, a proposed ten single-family residential lot and one open space lot subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. \(PSE-22-0003\)](#)
5. [PUBLIC HEARING: Consider a recommendation for an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions and Article 8 - Zoning Districts, Development Standards, Tree Preservation, related to indoor and outdoor entertainment; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-22-0004\)](#)

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, July 8, 2022 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.