



**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 25, 2023

---

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

- A. CALL TO ORDER - Chairperson Paul Alvarado**
- B. ADMINISTRATIVE COMMENTS**
- 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. OLD BUSINESS**

- 1. [PUBLIC HEARING: Consider a request for one amendment to an existing Specific Use Permit \(SUP\) for the Penguin Patch, by allowing a 6-month extension to the time the Applicant has to pull a building permit, on a 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, Owner/Applicant. \(SUP-23-0022\)](#)

- E. NEW BUSINESS**

1. [Consider a recommendation for a Site Plan for Penguin Patch, a proposed 43,640 square-foot building, on a 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, Owner/Applicant. \(SP-23-0013\)](#)
2. [PUBLIC HEARING: Consider a request for two Specific Use Permits \(SUPs\) for an approximately 1,980 square-foot accessory structure with an average height of 18.5 feet on .88 acre, on the north side of Greenwood Lane, approximately 1,250 feet from the intersection of North Pearson Lane and Greenwood Lane, legally described as Lot 14, Block 2 of the Hickory Hollow estates Addition, zoned Single-Family Residential 20,000 square-foot lots \(SF-20\) and addressed 2041 Greenwood Lane. Mark S. Adair, Applicant. Chris Navarro, Owner. \(SUP-23-0024\)](#)
3. [PUBLIC HEARING: Consider a request to amend an existing Planned Development \(PD\), for The Birch Racquet and Lawn Club, on the property legally described as Block A, Lot 1 AG of The Birch Addition, being 26.99 acres, approximately 340 feet northwest from the intersection of Keller Smithfield Road and Johnson Road, zoned Planned Development 1822-Single Family Residential-36,000 square-foot minimum lots \(PD 1822-SF-36\), and addressed as 660 Keller Smithfield Road. Taylor Dent, The Birch Racquet and Lawn Club, Applicant/Owner. \(Z-23-0002\)](#)
4. [Consider the minutes of the June 13, 2023 Planning and Zoning Commission Meeting.](#)
5. [Consider the minutes of the July 11, 2023 Planning and Zoning Commission Meeting.](#)

## **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, July 20, 2023 at 5:00 P.M.*

---

Sarah Hensley, Interim Community Development Director

***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.***