



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, February 13, 2024

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on February 6, 2024.](#)

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. NEW BUSINESS

1. [Consider the minutes of the January 9, 2024 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the January 23, 2024 Planning and Zoning Commission Meeting.](#)
3. [Consider a request for one variance for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, on the property legally described as Lot 35 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1851 Highland Drive East. Raza Mian, Owner/Applicant. \(UDC-23-0009\)](#)

4. Consider a request for two variances for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, and to decrease the minimum dwelling size to 2,000 square-feet in lieu of the 2,400 square-foot requirement, on the property legally described as Lot 34 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the east side of Highland Drive East, zoned Single-Family 36,000 square-foot lots or greater (SF-36), and addressed as 1855 Highland Drive East. Raza Mian, Owner/Applicant. (UDC-23-0008)
5. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an approximately 2,500 square-foot Accessory Dwelling Unit on 2.15 acres located on the north side of Holly Court, approximately 450 feet north of the intersection of Holly Court and Barbara Lane, legally described as Lot 7, Block A of Holly Hills Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 509 Holly Court. John Knipp, Owner. David Riley, Applicant. (SUP-23-0040)
6. PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Three - Definitions and Article Eight - Zoning Districts, relating to regulations for Spa and Medical Spa Uses, and the Town Center Zoning District Use Chart; providing penalties; authorizing publication; and establishing an effective date. (UDC-24-0001)

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 Thursday, February 8, 2024 at 5:00 p.m.

Sarah Hensley, 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.