



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, March 14, 2023

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council Action on March 7, 2023.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. WORK SESSION

1. [Consideration of car wash locations in the City of Keller.](#)

E. 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. CONSENT

1. Consider approving a Preliminary Site Evaluation for Cornelius Addition consisting of three residential lots and one open space lot being approximately 4.51 acres, located approximately 775 feet southeast of the intersection of Mount Gilead Road and North Main Street (HWY 377), situated on the south side of Mount Gilead Road, zoned Single-Family 36,000 square-foot lot sizes or greater (SF-36) and addressed as 156 Mount Gilead Road. Brent Cornelius, Owner/Applicant/Developer. Eagle Surveying, Surveyor. (PSE-23-0001)

E. NEW BUSINESS

1. Consider the minutes of the February 28, 2023 Planning and Zoning Commission Meeting.
2. PUBLIC HEARING: Consider a request for two amendments to an existing Specific Use Permit (SUP) by allowing a 1,250 square-foot addition onto an existing 2,000 square-foot accessory structure (totaling 3,250 square-feet) and exceeding the square-footage of the existing home (under construction) by more than 50% , legally described as Lot 2, Block A of the VRA Addition, being 5.69-acres, located at the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater (SF-36) and addressed as 901 Barbara Lane. 3:16 Roofing and Construction, Applicant. Sean Alibrando, Owner. (SUP-23-0006)
3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) to allow a drive-thru in an approximately 665 square-foot building for SWIG, a proposed quick-service restaurant on the east side of Rufe Snow Drive situated approximately 240 feet southeast of the North Tarrant Parkway and Rufe Snow Drive intersection, on approximately .758 acre, legally described as Lot 4R1, Block A, Keller Place Addition, zoned Retail (R), and addressed 2021 Rufe Snow Drive. Whitestone Keller Place LLC, Owner, Kofi Addo on behalf of Savory Development, Applicant. (SUP-23-0005)
4. 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 Eight - Zoning Districts, relating to supplemental regulations for fuel pumps in the Retail Zoning District; providing penalties; authorizing publication; and establishing an effective date. (UDC-23-0004)
5. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for fuel pumps/sales as an accessory use to a grocery store on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail (R) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. (SUP-23-0008)
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 Eight - Zoning Districts, relating to Car Wash regulations; providing penalties; authorizing publication; and establishing an effective date. (UDC-23-0003)

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, March 9, 2023 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.