



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 26, 2024

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 19, 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. CONSENT

1. [Consider the minutes of the March 12, 2024 Planning and Zoning Commission Meeting.](#)
2. [Consider approval of a Final Plat of Lots 1-21, 22X-23X, Block A; Lots 1-10, 11X, Block B; and Lots 1X-2X, Block C of the Bella Casa subdivision, being all of Tract 3D08 as recorded in Instrument Number D223208468, O.P.R.T.C.T. and being 10.946 acres of land situated in the John Edmonds Survey, Abstract Number 457, situated at the southwest corner of the Rufe Snow Drive and Rapp Road intersection and addressed 1300 Rufe Snow Drive. Contour Land Partners 15, LTD., Applicant. Jim Tchoukaleff, Owner. \(P-24-0005\).](#)

E. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an approximately 900 square-foot detached garage with a carport, on approximately 1.29 acres, on the east side of Helen Street, approximately 470 feet south from the intersection of Creek Road and Helen Street, legally described as Lot 1, Block 1 of the Lipsey, Herbert Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 837 Helen Street. Suzan and Ricky Lear, Owner. Technical Service Solutions LLC, Applicant. (SUP-24-0004)
2. Consider a recommendation for a Detailed Site Plan for the Bella Casa Planned Development, a PD consisting of 31 residential lots and approximately 1.608 acres of open space on approximately 10.9 acres of land, legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located on the southwest corner of the Rufe Snow Drive and Rapp Road intersection, and addressed as 1300 Rufe Snow Drive. Contour Land Partners 15, LTD., Applicant. Jim Tchoukaleff, Owner. (SP-23-0029).
3. 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 Nine – Development Standards, relating to regulations for billboards; providing penalties; authorizing publication; and establishing an effective date. (UDC-24-0002)

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 21, 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.