



# City of Keller

## Planning & Zoning Commission

### Agenda

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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Tuesday, February 28, 2023

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#### **PRE-MEETING BRIEFING 6:00 P.M.**

##### **A. CALL TO ORDER - Chairperson Paul Alvarado**

##### **B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council Action on February 21, 2023.](#)

##### **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 a zoning change from Commercial to Light Industrial on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial and addressed 1661 S. Main Street. Magic Petroleum, LLC, Owner; Peyco Southwest Realty on behalf of Bruce Moore, Applicant. \(Z-22-0005\)](#)

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for F5 Auto Center, a major automobile repair facility \(excluding paint and body work\), on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial and addressed 1661 S. Main Street. Magic Petroleum, LLC, Owner; Peyco Southwest Realty on behalf of Bruce Moore, Applicant. \(SUP-22-0039\)](#)

## **E. NEW BUSINESS**

1. [Consider the minutes of the January 24, 2023 Planning and Zoning Commission Meeting.](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to operate a retail store with used goods and merchandise sales, for Stepping Stones Foundation in a 1,910 square-foot building, situated on a .23-acre lot on the north side of Taylor Street, approximately 170 feet northwest from the intersection of Taylor Street and South Elm Street, being Lot 7, Block 12, Keller City Addition, zoned Old Town Keller \(OTK\), and addressed as 131 Taylor Street. Stepping Stones Foundation, Owner/Applicant \(SUP-23-0007\)](#)
3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) with variances for an attached carport on 0.93 acres located on the west side of Hillview Drive, approximately 440 feet northwest from the intersection of Hillview Drive and Bancroft Road, legally described as Lot 4, Block 2 of Rolling Oaks North Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1013 Hillview Drive. Daniel Evans, Owner/Applicant. \(SUP-22-0033\)](#)
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, Development Standards, Tree Preservation, Section 8.02 - Administration, relating to Specific Use Permit regulations; providing penalties; authorizing publication; and establishing an effective date. \(UDC-23-0002\)](#)

## **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, February 23, 2023 at 5:00 P.M.*

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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.***