



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

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

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Tuesday, August 23, 2022

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**PRE-MEETING BRIEFING 6:30 P.M.**

**A. CALL TO ORDER - Chairperson Gary Ponder**

**B. ADMINISTRATIVE COMMENTS**

1. Briefing regarding City Council action on August 16, 2022.

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. ADJOURN**

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Chairperson Gary Ponder**

**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 Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/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.

**D. CONSENT**

1. [Consider approval of a Final Plat for Lot 1R, Block A of the Our Lady of the Fields addition, located on a 4.173-acre tract of land, on the west side of Keller Smithfield Road North, approximately 1,500 feet northwest of the intersection of Keller Smithfield Road North and Johnson Road, addressed as 760 Keller Smithfield Road North, and zoned Single-Family 36,000 square-foot minimum lots \(SF-36\). William Starck, Owner/Applicant. \(P-22-0020\)](#)

**E. NEW BUSINESS**

1. [Consider the minutes of the July 26, 2022 Planning & Zoning Commission meeting.](#)

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Maui Health Spa to operate a spa with massage in an existing 2,240 square-foot lease space, within a 4,325 square-foot multi-tenant building, at the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Lot 3, Block A of Hidden Lakes Center addition \(Erroneously listed on the Tarrant Appraisal District website as Lot 2 50% of Common Area, Hidden Lakes Condo addition. Account #: 41197127\), zoned Commercial \(C\) and addressed as 8845 Davis Boulevard, Suite 150. David Campbell, Applicant. GFP Keller Property, LLC, Owner. \(SUP-22-0030\)](#)
3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow a drive-thru for Black Rock Coffee to occupy a 2,077 square-foot lease space, within a proposed 5,684 square-foot multi-tenant building, located on the east side of North Main Street, situated at the Ridge Point Parkway and North Main Street intersection, on approximately 1.18 acres, legally described as Lot 1, Block A of the Center Stage Addition, zoned Planned Development - Commercial \(PD-C\), and addressed at 1600 North Main Street. Jimmy Archie, Reality Capital Management, LLC., Owner/Applicant. \(SUP-22-0028\)](#)
4. [Consider a request for a Site Plan Amendment with variances for First Baptist Church, situated on approximately 8.53 acres, being legally described as Lot 1R1A, Block 3 of the Johnson Addition; Lot 1, Block 1 of the Cravy Addition; Lot 6, Block 1 of the BB Willard Subdivision; Lots 5-11, Block 2 of Johnson Addition-Keller; Lot 1, Block 1 or Cagle Addition; Tracts 1C01B, 1C01A, 1J, 1L, 1F, 1G, 1C02, 1H1, 1H2, 1H, 1I, 1K, 1I1A, 1K1A, Abstract 1171 of the Samuel Needham Survey and zoned Single-Family 8,400 square-foot minimum lot sizes or greater \(SF-8.4\) and Old Town Keller \(OTK\), and addressed as 218, 220, 224 and 245 Lorine St; 237, 231, 221, 217, 213, 331 and 341 Jessie Street; 222 and 238 Ruby Street; and 145, 205 and 211 Pearl Street. First Baptist Church, Owner/Applicant](#)

## 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, August 18, 2002 at 5:00PM*

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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.***