



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, January 24, 2023

PRE-MEETING BRIEFING 5:30 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council Action on January 17, 2023.](#)

C. WORK SESSION

1. [Planning and Zoning Legal Orientation with City Attorney Matt Butler.](#)

D. DISCUSS AND REVIEW AGENDA ITEMS

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 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. NEW BUSINESS

1. [Consider the minutes of the December 13, 2022 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the January 10, 2023 Planning and Zoning Commission Meeting.](#)

3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an approximately 1,300 square-foot accessory building at the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 14, Block 1 of the Trail Ridge Estates subdivision, zoned Single Family 20,000 square-foot lots or greater (SF-20) and addressed as 1244 Trail Ridge Drive. Shannon Wade, Applicant/Owner. (SUP-23-0004)
4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for the Counseling office of Allison Cornelius, to operate in a 1,200 square-foot lease space, within an existing 5,964 square-foot multi-tenant building, at the intersection of Keller Parkway and North Elm Street, legally described as Lot 7R, Block 4 of O.L. Sweet's First Addition, zoned Old Town Keller (OTK) and addressed as 123 Keller Parkway, Suite 200. Allison Cornelius, Applicant. Brent Cornelius, Owner. (SUP-23-0001)
5. PUBLIC HEARING: Consider extending two Specific Use Permits (SUPs) until October 2027 to operate a retail store with used goods and merchandise sales, and outdoor display for Kid to Kid in a 4,416 square-foot lease space, within an existing 33,955 square-foot multi-tenant building, situated on a 4.0-acre lot on the west side of South Main Street, approximately 1,000 feet southwest from the intersection of Bear Creek Parkway and South Main Street, at 750 South Main Street, Suite 135, being Lot 5, Block A, Bear Creek Plaza Addition, and zoned Commercial (C). BC III Shopping Center, LLC, Owner. Darren Aper, Applicant (SUP-23-0003)

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, January 19, 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.