



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, February 27, 2024

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE DINNER 5:45 P.M.

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE REGULAR MEETING
6:00 P.M.

A. CALL TO ORDER

B. CONSENT

1. [Consider approval of the minutes of the Capital Improvements Advisory Committee meeting on February 13, 2024.](#)
2. [Consider approval of the Bi-Annual Impact Fee Report \(Parts A & B\) as of March 31, 2023, received by the Capital Improvements Advisory Committee on February 13, 2024.](#)
3. [Consider approval of the Bi-Annual Impact Fee Report as of September 30, 2023, received by the Capital Improvements Advisory Committee on February 13, 2024.](#)

C. ADJOURN

PLANNING & ZONING COMMISSION PRE-MEETING TO BEGIN
IMMEDIATELY FOLLOWING CAPITAL IMPROVEMENTS ADVISORY
COMMITTEE MEETING

A. CALL TO ORDER - Chairperson Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on February 20, 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 February 13, 2024 Planning and Zoning Commission Meeting.](#)

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for The Tiki Hut of Keller to operate a temporary vendor business \(sno-cones\), located on an approximately 0.5467-acre tract of land, on the east side of South Main Street, at the intersection of Bear Creek Parkway and South Main Street, being Lot 2RB1, Block 1, Bland Square Addition, zoned Commercial \(C\) and addressed 705 S. Main St. Cathy Smith, Applicant. Todd Hendricks, Owner. \(SUP-24-0003\)](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow Office/Medical Use in an existing 1,260 square-foot structure, on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant. \(SUP-24-0005\)](#)
3. [Consider a request for a Site Plan with variances for an existing approximately 1,260 square foot structure on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 110 Taylor Street. David Simmons, Owner. Cary Stillwell, Applicant. \(SP-23-0030\)](#)
4. [PUBLIC HEARING: Consider a request to rezone from Single Family – 36,000 square-foot minimum lot size \(SF-36\) and Retail to Planned Development-Retail \(PD-R\), for approximately 17.52 acres, legally described as Tract 1F, Abstract 1153, John Martin Survey, Lot 1R, Block A – Sutton's Nursery Addition, Tract 1D01A, Abstract 1153, John Martin Survey, and portions of Lot 7, Block 1, Pearson Crossing and Tract 1D01, Abstract 1153, John Martin Survey addressed as 1863 Keller Parkway, 1823 Keller Parkway, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1816 Johnson Road. Ruibal Properties LLC, Applicant. Ruibal Properties, Don Dinger and Devane Clark Partnership LTD, Owners. \(Z-23-0006\)](#)

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 22, 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.