



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, August 11, 2020

To advance the public health goal of limiting face-to-face meetings (also called "social distancing"), the Planning and Zoning Commission will conduct the meeting scheduled at 7:00 P.M. on Tuesday, August 11, 2020, by telephone and video conference. A recording of the audio and presentations will be made and will be available to the public.

The live-streaming video of the meeting will be available by the City Website and cable channels.

The public toll-free, dial-in number to participate in the telephonic meeting is: (800) 309-2350; Conference ID: 8175629354

Callers may also dial the local number (817) 562-9354 to participate.

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairperson Gary Ponder

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on Tuesday, August 4, 2020](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

B. 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.

C. OLD BUSINESS

1. [Consider a request for a Specific Use Permit \(SUP\) for a retail store to include sales of used goods, for The Rabbit Hole, proposed in an approximately 1,600 square-foot building, on an approximately .11 -acre property, located on the east side of South Main Street, approximately 425 feet southeast of the intersection of South Main Street and East Vine Street, being Block 9, Lot 14, KELLER CITY ADDITION, zoned Old Town Keller \(OTK\), located at 130 East Vine Street, Suite B. Geneva Cox, owner. Maria Halley, applicant. \(SUP-20-0013\)](#)

D. NEW BUSINESS

1. [Consider approval of the Planning and Zoning Commission Meeting Minutes on July 14, 2020.](#)
2. [Consider approval of the Planning and Zoning Commission Meeting Minutes on July 28, 2020.](#)
3. [PUBLIC HEARING: Consider a request to rezone from Town Center \(TC\) to Town Center - Medical Overlay District, on an approximately 2.82-acre property, being Lot 5, Block B and Lot 10, Block B situated in Keller Town Center Addition, located on the south side of Keller Parkway, located 500-feet southwest from the intersection of Country Brook Drive and Keller Parkway, addressed as 1200 and 1220 Keller Parkway. City of Keller, Applicant. \(Z-20-0004\).](#)
4. [PUBLIC HEARING: Consider a request for a Future Land Use Plan Amendment proposing to create an additional Land-Use Class for lots less than 12,000 square-feet. The new class would be Land-Use Class CD-SF – Cottage Density – Single Family \(Zero-Lot-Line to 11,999 S.F.\) Bursey Commercial, LTD. owner, Sage Group, applicant/developer. J. Volk Consulting, Engineering Firm. \(LUP-20-0001\)](#)
5. [PUBLIC HEARING: Consider a request to amend the Future Land Use Map from MD-SF - Medium Density – Single Family \(15,000 S.F. to 24,000 S.F.\) to CD-SF - Cottage Density on approximately 10.095-acres of land, being Tract 3E, out of the Edmonds, John Survey, Abstract No. 457, located on the southeast corner of the Rufe Snow and Rapp Road intersection. Bursey Commercial, LTD. owner, Sage Group, applicant/developer. J. Volk Consulting, Engineering Firm. \(LUP-20-0002\)](#)
6. [PUBLIC HEARING: Consider a Zoning Change from R \(Retail\) to a PD \(Planned Development\) of 31 lots with open space and a base zoning of SF-8.4 \(Single Family Residential – 8,400 S.F. Lots\) for Adare Grove - a proposed residential development on approximately 10.095-acres of land, being Tract 3E, out of the Edmonds, John Survey, Abstract No. 457, located on the southeast corner of the Rufe Snow and Rapp Road intersection. Bursey Commercial, LTD. owner, Sage Group, applicant/developer. J. Volk Consulting, Engineering Firm. \(Z-20-0002\).](#)

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, August 6, 2020 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.