



**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, June 22, 2021

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

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

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, June 1st and June 15th](#)

**C. WORK SESSION**

1. [Garage conversions in SF-36 zoning district](#)

**D. DISCUSS AND REVIEW AGENDA ITEMS**

**E. ADJOURN**

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

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

**B. PLEDGE OF ALLEGIANCE**

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 for the May 25, 2021, Planning and Zoning Meeting.](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow the use of spa services for The Knot Hair Studio, in an existing 2,520 square-foot lease space, within a 12,775 square-foot multi-tenant building, on 1.431-acres, approximately 550-foot northwest from Keller Parkway and Meadowlands Boulevard intersection, and situated on the north side of Keller Parkway, located at 761 Keller Parkway Suite 105, legally](#)

- described as Lot 4RA, Block A, Shemwell Addition and zoned Retail (R). M& D Associates, Owner. Kylie Phillippi, The Knot Salon, applicant. (SUP-21-0021)
3. PUBLIC HEARING: Consider a request for two Specific Use Permits (SUPs) to allow the Applicant to expand the existing 578 square-foot detached garage by approximately 1,187 square-feet (1,765 total square-feet) situated on a .84-acre tract of land, located on the west side of Westminster, approximately 465 feet northwest from the intersection of Westminster Trail and Wimpole Court, legally described as Lot 18, Block 2 Windsor Forest Estates, zoned Single Family - 36,000 square-foot lot (SF-36), located at 1613 Westminster Trail. Dan Thompson, Owner; Lane Darracq, Applicant. (SUP-21-0020)
  4. PUBLIC HEARING: Consider a request by the City for a Future Land Use Plan (FLUP) Amendment to change the Highland Terrace Mobile Home Park from Low Density- Single Family (LD-SF) to High Density Single-Family (HD-SF) located approximately on 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West, and 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane and 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. (LUP-21-0005).
  5. PUBLIC HEARING: Consider a request by the City for a Zoning Change from Single-Family 36,000 square-foot lots or greater (SF-36) to Single-Family 8,400 square-foot lots or greater (SF-8.4) located approximately on 14.90-acres, legally described as Lot 1-Lot 68 in the Highland Terrace Mobile Home Park, located near the intersection of Knox Road and Hilltop Lane and legally addressed as 1700, 1701, 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1721, 1724, 1728, 1732, 1733, 1736, 1740, 1744, 1748, 1752, 1756, 1760 Highland Drive West, and 1704, 1705, 1708, 1709, 1712, 1713, 1716, 1717, 1720, 1724, 1725, 1728, 1729, 1732, 1733 Hilltop Lane and 1800, 1808, 1812, 1816, 1820, 1824, 1827, 1828, 1831, 1832, 1835, 1836, 1839, 1840, 1843, 1844, 1847, 1848, 1851, 1852, 1855, 1856, 1860 Highland Drive East and 1200, 1228, and 1238 Knox Road. City of Keller, Applicant. (Z-21-0005).
  6. PUBLIC HEARING: Consider a request for a Future Land Use Plan (FLUP) Amendment proposing to change from Mixed-Use (MU) to Retail/Commercial (RTC), located on approximately 6.2-acres, legally described as Lot 4 and 5R, Block 1 in the Town Center East Addition, located near the southwest corner of the Rufe Snow Drive and Keller Parkway intersection and addressed as 920 and 940 Keller Parkway (FM 1709). Jim Makens, Grapevine/Wall JV, Applicant/Owner. (LUP-21-0004)
  7. PUBLIC HEARING: Consider a request for a Zoning Change from Town Center (TC) to Retail (R) for two parcels approximately 6.2-acres, legally described as Lot 4 and 5R, Block 1 in the Town Center East Addition, located near the southwest corner of the Rufe Snow Drive and Keller Parkway (FM 1709) intersection and addressed as 920 and 940 Keller Parkway (FM 1709). Jim Makens, Grapevine Wall J/V, Applicant/Owner.

[\(Z-21-0004\)](#)

## 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 Friday, June 18, 2021 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.***