



City of Keller
Planning & Zoning Commission
Agenda

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

Monday, April 22, 2019

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, April 16, 2019.](#)
2. The May 27, 2019 Planning and Zoning Commission is cancelled due to the Memorial Day Holiday.

C. DISCUSS AND REVIEW AGENDA ITEMS

D. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson: Gary 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 a seventy-two (72) hour notice. Issues raised may be referred to City Staff for research and possible future action.

D. OLD BUSINESS

1. [Consider a request for a variance to the Unified Development Code, Section 8.11 \(C\), Fencing Requirements in Residential Zoning Districts, to allow an existing fence to remain both iron and cedar material for privacy purposes, located on 0.882-acre lot, on the east side of Betty Lane, being Lot 7, Block A, Timberview Estates Addition, at 1109 Betty Lane \(Account# 03153479\), and zoned Single Family Residential – 36,000 square-foot lot size minimum \(SF-36\). Polaris LLC, applicant/developer. Don and Lisa Tice, owners. \(UDC-19-0005\)](#)

Attachments: [040819 TiceFenceUDC-19-0005 Attachment\(A\)](#)
[040819 TiceFenceUDC-19-0005 Attachment\(B\)](#)
[040819 TiceFenceUDC-19-0005 Attachment\(C\)](#)
[040819 TiceFenceUDC-19-0005 Maps](#)

E. NEW BUSINESS

1. [Consider approval of the minutes for the meeting from April 8, 2019](#)

Attachments: [Meeting Minutes April 22, 2019.](#)

2. [Consider approval of a Final Plat for Lots 3 & 4, Block A, Highland Oaks Crossing, being 1.48-acres located on the north side of North Tarrant Parkway, approximately 660 feet northeast of the North Tarrant Parkway and Rufe Snow Drive intersection, zoned Planned Development - Retail \(PD-R\), and located at 1855 Rufe Snow Drive. Richard Cohen, owner; Spry Surveyors, applicant/developer. \(P-18-0052\)](#)

Attachments: [04222019 HighlandOaksCrossing Maps](#)
[04222019 HighlandOaksCrossing ExhibitA FinalPlat](#)
[04222019 HighlandOaksCrossing Staff Attachment Ord1875](#)

3. [PUBLIC HEARING: Consider a request of an SUP for North Texas Veterinarian Clinic to permit the use of a 'Veterinarian Clinic \(with or without outdoor pens\) includes grooming facility' located at 1100 Whitley Road \(Account# 41561562\), being a 2.562-acre tract at the intersection of Wall-Price Keller Road and Whitley Road, being Lot 7, Block A, Keller Plaza Addition, owned by Scheifley Real Estate LLC. \(SUP-19-0009\)](#)

Attachments: [04222019 NTXVet Maps](#)
[04222019 NTXVet ExhibitA](#)
[04222019 NTXVet ExhibitB Email](#)
[04222019 NTXVet StaffAttachment ApprovedPlat](#)

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Empire Toys, for 'Sales of used goods and merchandise' to occupy an 800 square-foot lease space on the second floor, within a 7,318 square-foot commercial building, located on a 0.20-acre tract of land, located on the west side of South Main Street \(U.S. HWY 377\), at the intersection of West Hill Street and South Main Street \(U.S. HWY 377\), being Lot 3A and 3B, Block 2, City Addition - Keller, at 136 South Main Street \(U.S. HWY 377\), and zoned OTK \(Old Town Keller\). \(SUP-19-0008\).](#)

Attachments: [04222019 EmpiretoysSUP Maps](#)
[04222019 EmpireToysSUP Interiorphotos](#)
[04222019 EmpireToysSUP SupportLetters](#)
[04222019 EmpireToysSUP SupportParcels](#)

F. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, 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, April 18, 2019 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.