



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, April 23, 2024

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on April 16, 2024.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. WORK SESSION

1. [Receive and discuss a presentation related to parking in Old Town Keller.](#)

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 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 April 9, 2024 Planning and Zoning Commission Meeting.](#)

2. Consider approving a Final Plat of Lots 1-7, Block A, of The Estates at Indian Knoll subdivision, being a tract of land located in the John Hibbins Survey, Abstract No. 640, being approximately 15 acres on the west side of Indian Knoll Trail, located approximately 1,520 feet northwest from the Shady Grove Road and Indian Knoll Trail intersection, zoned Single Family 36,000 square-foot lots or greater (SF-36), and addressed as 8901 Indian Knoll Trail. Terra Manna LLC, Applicant/Developer; Anthony James, Owner. (P-24-0002)

E. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a drive-thru for HTeaO, on 1.07 acres, approximately 550 feet northwest of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 2, Block A of the Keller Commons addition, zoned Retail (R) and addressed 2126 Rufe Snow Drive. L4CE LLC, Applicant. Retail Opportunity Keller LLC, Owner. (SUP-24-0008)
2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Superior Med Spa, on 1.63 acres, approximately 300 feet southeast of the Town Center Lane and Keller Parkway intersection, legally described as Lot 1R, Block B of the Keller Town Center Addition, zoned Town Center (TC) and addressed 101 Town Center Lane, Ste. 107. Dr. Terata A. Kanu, Applicant. Regency Centers, L.P., Owner. (SUP-24-0009)
3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Harvest Christian Academy, on the properties legally described as Lot 5, Block 1 of the B.B. Willard Subdivision, Lot 1R1A, Block 3 of the Johnson Addition, Lot 10-R, Block A of the First Baptist Church Addition, Lot 1 2A&4, Block 5 of the O. L. Sweet Addition, Lot 1A, Block A of the First Baptist Church Parking Lot Addition, Lot 1, Block 1 of the First Baptist Church Addition, and Lot 1, Block 2 of the First Baptist Church Addition; zoned Single-Family Residential - 8,400 square-foot lots (SF-8.4) and Retail (R) and addressed 325 Jessie Street, 320 Jessie Street, 145 Pearl Street, 134 North Elm Street, 201 Keller Parkway, and 225 Keller Parkway (two lots). Harvest Christian Academy, Applicant. First Baptist Church Keller, Owner. (SUP-24-0010)

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, April 18, 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.