



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

---

Monday, May 13, 2019

---

**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING 5:30 P.M.**

**A CALL TO ORDER - Chairperson**

**B NEW BUSINESS**

1. [Consider approval of the minutes for the meeting of July 9, 2018.](#)
2. [Review the semi-annual impact fee report as the progress of the Capital Improvement Plan of the City of Keller Water, Wastewater, and Roadway Impact Fee Study. The report will be discussed at the June 10, 2019, meeting.](#)

**C DISCUSSION**

**D ADJOURN**

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

**A. CALL TO ORDER - Chairperson**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, May 7, 2019.](#)
2. [Briefing regarding current DRC projects and long-term projects.](#)

**C. WORK SESSION**

1. [Discussion regarding the fence review process to ZBA](#)
2. [Discussion regarding the Tree Ordinance](#)

**D. DISCUSS AND REVIEW AGENDA ITEMS**

**E. ADJOURN**

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

**A. CALL TO ORDER – Chairperson**

**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 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."

## D. NEW BUSINESS

1. [Consider approval of the minutes for the meeting from April 22, 2019.](#)

**Attachments:**     [Minutes 04 22 2019](#)

2. [PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet \(550'\) southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned \(PD-SF-15\) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. \(P-19-0006\)](#)

**Attachments:**     [051319 Cobblestone Maps](#)  
                              [051319 Cobblestone ExhibitA\\_FinalPlat](#)  
                              [051319 Cobblestone StaffAttachment\\_ApprovedCobblestoneParksSub](#)

3. [Consider a request for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 – Sign Regulations, specifically for seven additional attached wall signs for Braum's Restaurant located on the south, east and west elevations, situated on approximately 1.458-acres of land on the north side of Keller Parkway, approximately 1000-feet northeast of Town Center Lane and Keller Parkway intersection, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned Town Center \(TC\). Lora Martinson, Springfield Sign, applicant; Greenway – Keller LP, owner. \(UDC-19-0007\)](#)

**Attachments:**     [051319 Braums Maps](#)  
                              [051319 Braums ExhibitA\\_ProposedSigns](#)  
                              [051319 Braums StaffAttachmentA\\_Table](#)  
                              [051319 Braums StaffAttachment\\_Final Plat](#)

4. [Consider a recommendation for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Non-Residential Construction Standards, Section 8.06 – requesting the use of CMU Concrete Blocks and Course Concrete Blocks and a steel roof for Bear Creek Park Restroom Improvements, situated on approximately 21.46-acres of land on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland Survey, at 400 Bear Creek Parkway, and zoned Single Family-Residential 36,000 Square-Foot lot minimum \(SF-36\). City of Keller, applicant; Tarrant County, owner. \(UDC-19-0008\).](#)

**Attachments:**    [05132019\\_ParkRestroomVariance\\_AerialPhoto\\_Attachment\(A\)](#)  
                              [05132019\\_ParkRestroomVariance\\_Elevations\\_Attachment\(B\)](#)  
                              [05132019\\_ParkRestroomVariance\\_ExistingStructure\\_Attachment\(C\)](#)

5. [Consider a request for a variance to the City of Keller Unified Development Code \(UDC\), Article 8, Zoning Districts, Fencing Requirements in Residential Zoning Districts, Section 8.11 – requesting a special exception to use black, vinyl-coated chain link fencing, situated on approximately 6.36-acres of land on the south side of Shady Grove Road, approximately 480-feet southwest of Shady Grove Road and Keller Smithfield Road South intersection, being Lots 8R1 and 8R2, Block A, Shady Grove Estates, at 7220 Shady Grove Road, and zoned Single Family-Residential - 36,000 Square-Foot lot minimum \(SF-36\). Frank Dale, Owner. \(UDC-19-0008\).](#)

**Attachments:**    [05132019\\_FenceVariance\\_ConceptPhoto\\_Attachment\(A\)](#)  
                              [05132019\\_FenceVariance\\_SitePlan\\_Attachment\(B\)](#)  
                              [05132019\\_FenceVariance\\_LettersofSupport\\_Attachment\(C\)](#)

## E. 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 Friday, May 10, 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.***