



# 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)

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Monday, June 10, 2019

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

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

##### **B. NEW BUSINESS**

1. [Consider approval of the minutes of the Capital Improvement Advisory Committee on May 13, 2019.](#)

**Attachments:**    [05.13.19 minutes](#)

2. [Discuss and Approve the semi-annual impact fee report as to the progress of the Capital Improvements Plan of the City of Keller Water, Wastewater, and Roadway Impact Fee Study.](#)

##### **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, June 4, 2019.](#)
2. [Briefing regarding current DRC projects and long-term projects.](#)

##### **C. WORK SESSION**

1. [Discussion regarding Tree Ordinance](#)

##### **D. DISCUSS AND REVIEW AGENDA ITEMS**

##### **E. 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 seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action.

### **D. NEW BUSINESS**

1. [Consider approval of the minutes of the Planning and Zoning Commission Meeting on May 13, 2019.](#)

**Attachments:**     [Minutes 05.13.19](#)

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for The Tiki Hut of Keller to operate a temporary vendor business \(snow cones\), located on an approximately 0.5467-acre tract of land, on the east side of South Main Street \(U.S. HWY 377\), at the intersection of Bear Creek Parkway and South Main Street \(U.S. HWY 377\), being Lot 2RB1, Block 1, Bland Square Addition, at 705 South Main \(U.S. HWY 377\) accessory to Mr. Jim's Pizza \(Account #: 05744830\), and zoned C \(Commercial\). \(SUP-19-0011\) Cathy Smith, applicant. Todd Hendricks, Property Owner.](#)

**Attachments:**     [061019\\_TikiHut\\_SUP\\_ExhibitA\(ApplicationAndNarrative\)](#)  
[061019\\_TikiHut\\_SUP\\_ExhibitA\(Photos\)](#)  
[061019\\_TikiHut\\_SUP\\_ExhibitA\(Permits\)](#)  
[061019\\_TikiHut\\_SUP\\_Maps](#)

3. [Consider a request for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow an attached front facing garage be located in front of the main structure with a total of 240 square-feet of garage door exposure to the street, located on 1.9910-acres of land on the west side of Willis Lane, approximately 2,400-feet northwest of North Tarrant Parkway Willis Lane intersection, being Abstract 457, Tract 5B01, John Edmonds Survey, at 1804 Willis Lane, and zoned SF-36 \(Single Family Residential – 36,000 square-foot lot size minimum\). Joseph Hopkins, owner/applicant. \(UDC-19-0009\)](#)

**Attachments:**     [061019\\_UDC\\_Hopkins\\_EhibitA\(ApplicationandNarrative\)](#)  
[061019\\_UDC\\_Hopkins\\_EhibitA\(Renderings\)](#)  
[061019\\_UDC\\_Hopkins\\_EhibitA\(SitePlan\)](#)  
[061019\\_UDC\\_Hopkins\\_EhibitA\(SignaturesofSupport\)](#)  
[061019\\_UDC\\_Hopkins\\_StaffAttachment\(Plat\)](#)

4. [Consider a request for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts, to allow the installation of a six-foot \(6'\) wrought iron fence in the front yard, located on 1.9910-acres of land on the west side of Willis Lane, approximately 2,400-feet northwest of North Tarrant Parkway and Willis Lane intersection, being Lot 1, Block A, of the Hopkins Addition, at 1804 Willis Lane, and zoned SF-36 \(Single Family Residential – 36,000 square-foot lot size minimum\). Joseph Hopkins, owner/applicant. \(UDC-19-0011\)](#)

**Attachments:**    [061019 UDC Hopkins ExhibitA\(ApplicationandNarrative\)](#)  
                              [061019 UDC Hopkins ExhibitA\(FencePhotos\)](#)  
                              [061019 UDC Hopkins ExhibitA\(SignituresofSupport\)](#)  
                              [061019 UDC Hopkins StaffAttachment\(Plat\)](#)

5. [Consider a request for the approval of an amendment to the Tree Preservation Plan to the City of Keller Unified Development Code \(UDC\), Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 17-19, 2-3 Block G: Lots 19-21 & 23, Block D of Marshall Ridge Phase 1 South, a residential development consisting of 47 residential lots and 3 open space lots, located on approximately 25.166 acres of land, on the south side of Ridge Point Parkway, approximately 1,790 feet east of the North Main Street \(U.S. HWY 377\) and Ridge Point Parkway Intersection, and zoned Planned Development - Single Family Residential-15,000 square foot minimum \(PD-SF-15\). Meritage Homes of Texas, LLC, owner/applicant. \(TB-18-0002\).](#)

**Attachments:**    [061019 MRPIS Map](#)  
                              [061019 MRPIS ExhibitA\\_TreeSurvey&MitigationPlan](#)  
                              [061019 MRPIS Exhibit\\_TreeMitigation](#)  
                              [061019 MRPIS Exhibit\\_Grading&ErosionControlPlans](#)  
                              [061019 MRPIS MarshallRidgePhaseISouthFinalPlat](#)  
                              [061019 MRPIS StaffAttachment\\_MarshallRidgePhaseISouthApprovedplans](#)

6. [Consider a recommendation of amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015 by amending Article 3 – Definitions; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-19-0004\)](#)

**Attachments:**    [061019 UDC Proposal-Art. 3-Definitions](#)  
                              [061019 UDC Proposal-Art. 8, Sec. 8.09-Sign Regs](#)  
                              [UDC Proposal-Art. 8 Sec. 8.011-Fencing Regs in Res Districts](#)

## 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, June 7, 2019 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.***