



City of Keller

Planning & Zoning Commission

Agenda

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

Monday, September 9, 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, August 20, 2019 and Tuesday, September 3, 2019.](#)
2. [Briefing regarding current DRC projects and Long-Term Projects.](#)
3. [Briefing regarding the new adoption of the IBC.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

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 of the Planning and Zoning Commission Meeting on August 12, 2019.](#)
Attachments: [August 12 2019 PZ Minutes -Proposed](#)
2. [Elect a Vice-Chairperson.](#)
3. [PUBLIC HEARING: Consider a Specific Use Permit \(SUP\) for Palafox Roofing Systems.](#)

an existing "Contractor Shop," located on an approximately 1.402-acre tract of land, on the south side of Golden Triangle Boulevard and approximately 300 feet southwest of the intersection of Golden Triangle Boulevard and Sports Parkway, being Billingsley Jesse Survey, Abstract 70, Tract 7 & 7F2, at 133 Sports Parkway, Suite E, Account (#: 05686490), and zoned Commercial (C). David Palafox, Applicant. Tamara Thomas, Property Owner.

Attachments: [082619_PalafoxRoofingSUP-19-0019_ProposedOrdinance](#)
[082619_PalafoxRoofingSUP-19-0019_Maps](#)
[082619_PalafoxRoofingSUP-19-0019_ExhibitA](#)
[082619_PalafoxRoofingSUP-19-0019_StaffAttachment\(1of2\)](#)
[082619_PalafoxRoofingSUP-19-0019_StaffAttachmnet\(2of2\)](#)

4. Consider a request for a variance to the Unified Development Code, Section 8.07 (C), Garage Requirements in Residential Zoning Districts, to allow two variances, one for a front facing garage and for the garage door to exceed seventy-two square-feet, this property is located on 0.913-acre lot, on the south side of Bear Creek Parkway, being Lot 34A, Block 3, Bear Creek Estates, at 501 Elaine Street (Account # 04541243), and zoned Single Family Residential - 36,000 square-foot lot size minimum (SF-36). David Rich, applicant. David and Delia Rich, owners. (UDC-19-0018)

Attachments: [082619_RichGarageUDC-19-0018_ProposedResolution](#)
[082619_RichGarageUDC-19-0018_Maps](#)
[082619_RichGarageUDC-19-0018_ExhibitA\(1of2\)](#)
[082619_RichGarageUDC-19-0018_ExhibitA\(2of2\)](#)

5. Consider a request for a Site Plan Amendment for the Gold Star Families Memorial Monument, an approximately 1,400 square-feet uncovered monument plaza on an approximately 4.425-acre tract of land, located on the southeast side of Bear Creek Parkway and Town Center Lane, being Lot 1R, Block D, Keller Town Center, at 1100 Bear Creek Parkway, and zoned Town Center (TC). City of Keller, owner. VLK Architects, LLC, applicant. (SP-19-0008)

Attachments: [082619_ProposedResolution](#)
[08262019_Maps.pdf](#)
[08262019_GoldStarMonument_ExhibitA.pdf](#)

6. PUBLIC HEARING: Consider a recommendation to amend the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by modifying, Article 8 – Zoning-Districts, Development Standards, Tree Preservation to amend utility easement requirements related to trees in rights-of-way; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-19-0012)

Attachments: [Staff Attachments - Article 8.pdf](#)

7. PUBLIC HEARING: Consider a recommendation to amend the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by removing 'minor medical emergency clinic' use in the Town Center (TC) Zoning District and modifying, Article 8 – Zoning-Districts, Development Standards, Tree Preservation;

[authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-19-0016\)](#)

Attachments: [08262019_ProposedOrdinance](#)
[08262019_StaffAttachment_UseTable.pdf](#)

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, September 6, 2019 at 5:00 P.M.

Trina Zais, Director of Public Services & Economic 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.