



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

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

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Tuesday, October 27, 2020

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To advance the public health goal of limiting face-to-face meetings (also called "social distancing"). The Planning and Zoning Commission will conduct the meeting scheduled at 6:00 P.M. on Tuesday, October 27, 2020, by telephone and video conference. A recording of the audio and presentations will be made and will be available to the public.

The live-streaming video of the meeting will be available by the City Website and cable channels.

The public toll-free, dial-in number to participate in the telephonic meeting is: (800) 309-2350; Conference ID: 8175629354

Callers may also dial the local number (817) 562-9354 to participate.

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

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

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, October 6, 2020, and Tuesday, October 20, 2020.](#)
2. [Discussion regarding November and December Planning and Zoning Commission meetings.](#)

**C. WORK SESSION**

1. [Discuss amending the Keller Unified Development Code to change requirements for carports.](#)

**D. DISCUSS AND REVIEW AGENDA ITEMS**

**E. 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. NEW BUSINESS

1. [Consider approval of the Planning and Zoning Commission Meeting minutes on October 7, 2020.](#)

**Attachments:** [October 7, 2020, P&Z Minutes](#)

2. [Consider approval of the Planning and Zoning Commission Meeting minutes on October 13, 2020.](#)

**Attachments:** [October 13, 2020, P&Z Minutes](#)

3. [Consider recommending approval of a Final Plat for Samantha Springs, a 16-lot residential subdivision, being a part of the Rutha Baker Survey, Abstract No. 108 on a 16.5 acre tract of land, on the south side of Melody Lane, approximately 1750 feet southeast of the Roanoke Road and Melody lane intersection, currently addressed as 1449 \(Acct # 05979498\), 1450 \(Acct # 03745414\), and 1451 \(Acct # 05672422\) England Drive, and zoned SF-36 \(Single Family Residential – Low Density\). Joe McCombs, owner/developer. \(P-20-0033\)](#)

**Attachments:** [102720\\_SamanthaSpringsPlatP-20-0033\\_Maps](#)

[102720\\_SamanthaSpringsPlatP-20-0033\\_StaffAttachment\(1\)](#)

[102720\\_SamanthaSpringsPlatP-20-0033\\_StaffAttachment\(2\)](#)

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 2,000 square-foot accessory building to be utilized as a barn, on an approximately 10.02-acre property, located on the east side Rufe Snow Drive, approximately 350 feet southeast of the intersection of Clearwater Lane and Rufe Snow Drive, being Block 1, Lot 1A, William Slaughter Addition, zoned Single-Family 36,000 square-foot lots \(SF-36\), located at 833 Rufe Snow. Series 833, A Series of Steadfast Properties LLC, owner. Jeff Abate, applicant. \(SUP-20-0019\)](#)

**Attachments:** [102720\\_833RufeSnow\\_SUP-20-0019\\_Maps](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_ExhibitA](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_SupportingDocumentation](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_Support](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_WithdrawnSupport](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_Opposition](#)

[102720\\_833RufeSnow\\_SUP-20-0019\\_StaffPhotos](#)

5. [PUBLIC HEARING: Consider a request for a Planned Development Amendment Zoning Change from Planned Development - Single Family Residential - 15,000 square foot minimum \(PD-SF-15\) to Planned Development - Single Family Residential - 15,000](#)

square foot minimum (PD-SF-15) to amend the previously approved Planned Development to subdivide 7240 Shady Grove Road from one lot, to two lots, on an approximately 2.28-acre property, located on the west side of Keller Smithfield Road, approximately 150 feet southeast of the intersection of Cherry Bark Drive and Keller Smithfield, being Block C, Lot 1, Silverleaf, zoned Planned Development - Single-Family 15,000 square-foot lots (PD-SF-15), located at 7240 Shady Grove Road. Khaled Obaid, owner/applicant. (Z-20-0005)

**Attachments:** [102720\\_7240Shadygrove\\_Z-20-0005\\_Maps](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_ExhibitA\(1of2\)](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_ProposedLayout](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_TripGenerationForm](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_Ordinance1314](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_Proposed\\_Ordinance](#)  
[102720\\_7240ShadyGrove\\_Z-20-0005\\_Silverleaf\\_Plat](#)

6. PUBLIC HEARING: Consider a request to extend a Specific Use Permit (SUP) for a home renovation in conjunction with the construction of an existing accessory structure, on a 1.01-acre lot on the north side of Nightingale Circle, approximately 450 west of the intersection of Greenbriar Drive and Nightingale Circle, being Lot 9, Block 1, Florence Place Addition, zoned SF-36 (Single Family Residential - 36,000 square foot minimum), located at 1565 Nightingale Circle. David Johnson, owner/applicant. (SUP-20-0024)
7. Consider recommending approval of a Final Plat with one variance to the Right-of-Way, being a replat of Lot 1, Block 1, Johnson Road Park, on a 14.8 acre tract of land, on the south side of Johnson Road, approximately 750' south-east of the Bourland Road and Johnson Road intersection, addressed as 640 Johnson, and zoned SF-8.4 with a City-Owned Property Overlay. City Of Keller, owner/applicant. (P-20-0026)

**Attachments:** [102720\\_SeniorCenterPlatP-20-0033\\_Maps](#)  
[102720\\_SeniorCenterPlatP-20-0033\\_StaffAttachment\(1\)](#)  
[102720\\_SeniorCenterPlatP-20-0033\\_StaffAttachment\(2\)](#)

8. PUBLIC HEARING: Consider amending the City of Keller Unified Development Code (UDC), adopted by Ordinance No. 1746 dated July 7, 2015, by amending provisions related to carports to require a Specific Use Permit (SUP) in all residential zoning districts, located Article Eight –Zoning Districts, Development Standards, Tree Preservation; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. (UDC-20-0007)

**Attachments:** [Exhibit A - UDC text modifications.pdf](#)  
[Staff Attachment - Sister City Comparison.pdf](#)

## D. 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, October 22, 2020 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.***