



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 13, 2021

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, April 13, 2021, by telephone and video conference. A recording of the audio and presentations will be made 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. DISCUSS AND REVIEW AGENDA ITEMS

C. 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. CONSENT

1. [Consider approval of a Preliminary Site Evaluation for Lots 1R, 2, 3 and 4, Block A, on a 5.17 acre tract of land, on the north side of Village Trail, approximately 250' northeast from the Keller Smithfield Road and Village Trail intersection, legally described as Lot 1, Block 1, Gary Addition and WEATHERFORD, HARDIN SURVEY Abstract 1651 Tract 1B01, addressed as 1085 Keller Smithfield Road and 1109 Keller Smithfield Road, and zoned SF-36. Brian Adams, owner/applicant. \(PSE-21-0001\)](#)
2. [Consider approval of a Final Plat for Lots 1R, 2, 3 and 4, Block A, on a 5.17 acre tract of](#)

land, on the north side of Village Trail, approximately 250' northeast from the Keller Smithfield Road and Village Trail intersection, addressed as 1085 Keller Smithfield Road and 1109 Keller Smithfield Road, and zoned SF-36. Brian Adams, owner/applicant. (P-21-0010)

3. Consider approval of a Final Plat for Lot 1-R and 2-R, Block A of the Edge Rock Legacy Subdivision, located on a 2.348-acre tract of land, on the south side of Johnson Road, approximately 200 feet west from the Johnson Road and Keller Smithfield Road intersection, addressed as 1342 Johnson Road, and zoned Single-Family 8,400 square-foot minimum lots (SF-8.4). Alexis Dodge, 1342 Johnson Road, LLC Owner/Applicant. (P-21-0012)

D. NEW BUSINESS

1. Consider the minutes for the March 23, 2021, Planning and Zoning Meeting.
2. PUBLIC HEARING: Consider a Specific Use Permit (SUP) to allow the use of a Spa, for Bliss Nails and Spa, in an existing 2,450 square-foot suite, within a multi-tenant building of 11,900 square-feet, on 0.273-acres, located on the east side of Rufe Snow Drive, approximately 450 feet southwest of North Tarrant Parkway and Rufe Snow Drive, located at 2041 Rufe Snow Drive, Suite 315, legally described as Lot 4, Block A, Keller Place Addition and zoned R (Retail). Whitestone Reit Operating Partnership, LLC owner. Kien Nguyen, Bliss Nail Salon, applicant. (SUP-21-0006)
3. 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 0.64-acre lot, on the south side of Keller Parkway, approximately 600 feet east of Keller Smithfield Road South, being Lot 9R2, Block A, Keller Crossing Addition, at 1570 Keller Parkway, and zoned Planned Development-Retail (PD-R). JAHCO Keller Kiosk LLC, Owner. Cathy Smith, Applicant. (SUP-21-0005)
4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) to allow Liberty Senior Residential, an existing assisted living facility, to continue with two (2) additional residents up to a total of eight (8) residents within a 3,500 square-foot building, located on a 1.0-acre lot on the southeast corner of the N. Pearson Road and Meadowview Drive intersection, at 2000 Meadowview Drive, being Tract 1B01Q out of the Josiah Walker Survey, Abstract No. 1604, and zoned Single Family Residential-36,000 square foot minimum (SF-36). Liberty Senior Residential Care Homes, LLC, Owner/Applicant. (SUP-21-0008)
5. PUBLIC HEARING: Consider two Specific Use Permits (SUP) to allow the use of an approximately 1,794 square-foot detached garage, on an approximately 1.22-acres, located on the east side of Hillside Drive, approximately 100 feet northwest of the Hillside Drive and Bancroft Road intersection, located at 1000 Hillside Drive, legally described as BARCROFT, DANIEL SURVEY Abstract 141 Tract 12015 AKA TR 27 and zoned Single-Family 36,000 square-foot lots or greater (SF-36). Michael Short owner/applicant. (SUP-21-0007)
6. PUBLIC HEARING: Consider a Specific Use Permit (SUP) to allow the use of a Liquor

Store (10,000 square-feet or greater), for Goody Goody Liquor Store, in an approximately 15,742 square-foot building, on 1.41-acres, located on the west side of South Main Street, approximately 750 feet south of the Bear Creek Parkway and South Main Street intersection, located at 730 South Main Street, legally described as Lot 6R, Block A, Bear Creek Plaza and zoned C (Commercial). Garland All Storage Associates, owner. R.L. Johnson Construction INC., applicant. (SUP-21-0009)

7. Consider three variance requests to 21 lots in the Highland Terrace Mobile Home Park to decrease the Minimum Dwelling Size to 2000 square feet in lieu of the 2400 square-foot requirement, increase the main building lot coverage to 35 percent in lieu of the 30 percent requirement, increase the maximum lot coverage to 55 percent in lieu of the 50 percent requirement, located at 1700 Highland Drive West, 1704 Highland Drive West, 1736 Highland Drive West, 1740 Highland Drive West, 1744 Highland Drive West, 1748 Highland Drive West, 1752 Highland Drive West, 1832 Highland Drive East, 1844 Highland Drive East, 1852 Highland Drive East, 1847 Highland Drive East, 1843 Highland Drive East, 1839 Highland Drive East, 1835 Highland Drive East, 1733 Hilltop Lane, 1729 Hilltop Lane, 1725 Hilltop Lane, 1733 Highland Drive West (legally two lots), 1717 Highland Drive West, 1713 Highland Drive West, legally described as Lot 1, 2, 10, 11, 12, 13, 14, 25, 28, 30, 36, 37, 38, 39, 42, 43, 44, 60, 61, 64, 65, Highland Terrace Mobile Home Park and zoned Single-Family 36,000 square-foot lots or greater (SF-36). Double B Texas Ventures, LLC and Patricia McCoy owners. Jeff Avery, applicant. (UDC-21-0003)

E. 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 Friday, April 9, 2021 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.