



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 27, 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 27, 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 Ponder

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on Tuesday, April 20, 2021](#)

C. WORK SESSION

1. [Procedure for requesting an item be placed on the Agenda for Discussion](#)
2. [Robert's Rules of Order](#)
3. [Planning & Zoning Commission Procedural Documents](#)
4. [Decorum Policy](#)
5. [Zoom Meetings](#)

D. DISCUSS AND REVIEW AGENDA ITEMS

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson 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 Final Plat for Lot 1R, 1X, 2X, 3X, 4X, and 5X, Block A of the Milestone Church Addition, located on 51.21-acres, on the north side of Mount Gilead Road, approximately 1,200 feet east from the Mount Gilead Road and North Main Street \(HWY 377\) intersection, addressed as 201 and 301 Mount Gilead Road, and zoned PD-SF-15 and PD-PH-6.5. Milestone Church, Owner. Halff Associates, Applicant. \(P-21-0013\)](#)

D. NEW BUSINESS

1. [Consider the minutes for the April 13, 2021, Planning and Zoning Meeting.](#)
2. [PUBLIC HEARING: Consider amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 5 – Subdivision Design; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-21-0004\)](#)
3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for First Baptist Church to allow a private school \(Harvest Christian Academy\) to occupy an approximately 101,186 square-foot existing building, situated on a 4.78-acre tract of land, located on the north side of Pearl Street, approximately 100 feet northeast of the intersection of Pearl Street and Jessie Street, legally described as Lot 1, Block 1 and 2, First Baptist Church Addition Keller, zoned SF-8.4, located at 225 Keller Parkway. First Baptist Church, owner/applicant. \(SUP-21-0010\)](#)
4. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) Amendment proposing to change from Mixed-Use \(MU\), Retail \(RT\) and Low-Density Single-Family \(SF-LD\) to Retail \(RT\) and Medium-Density Single Family \(MD-SF\), located an approximately 34.682-acres of land, legally described as Tract 4 and Tract 7 \(account #: 05685591 and 05685540\), and a portion of Tract 7A, 8B, 8B2 and 9C \(account #: 5226317\), Abstract 29 out of Allen, Richard F Survey and addressed as 1108, 1100, and 1130 North Main Street, and located on the east side of North Main Street \(HWY 377\). Mark Weatherford, Applicant/Developer. PBS Family Limited Partnership, Owner. Richard Gibson, Owner. \(LUP-21-0001\)](#)
5. [PUBLIC HEARING: Consider a request for a Planned Development zoning change from Single-Family 36,000 square-foot minimum lots \(SF-36\) and Commercial \(C\) to Planned Development – Single-Family 20,000 square-foot minimum lots for Greenway Park that consists of 37 residential lots and an approximately 4.43-acres of open space on an](#)

approximately 28.502-acres of land, legally described as a portion of Tract 4 (account #: 05685591), the entire Tract 7 (account #: 05685540), and a portion of Tract 7A, 8B, 8B2 and 9C (account #: 5226317), Abstract 29 out of Allen, Richard F Survey and addressed as 1108, 1100, and 1130 North Main Street, and located on the east side of North Main Street (HWY 377). Mark Weatherford, Applicant/Developer. PBS Family Limited Partnership, Owner. Richard Gibson, Owner. (Z-21-0003)

6. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for 151 Coffee to occupy a 2,866 square-foot building with drive-thru, situated on a 0.723-acre tract of land, located on the south side of Keller Parkway (FM 1709), approximately 250 feet west of the intersection of Keller Smithfield Road and Keller Parkway, being Lot 2, Block A, Keller Crossing Addition, and zoned Planned Development - Retail (PD-R), located at 1510 Keller Parkway. The Rent Shop of Texas, Owner. 151 Coffee To Go, LLC, Applicant. (SUP-21-0012)

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

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.