



# 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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Tuesday, May 11, 2021

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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 6:30 P.M. on Tuesday, May 11, 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 6:30 P.M.**

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

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

1. [Briefing regarding City Council action on Tuesday, May 4, 2021.](#)

##### **C. 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. NEW BUSINESS**

1. [Consider the minutes for the April 27, 2021, Planning and Zoning Meeting.](#)

2. Consider a recommendation of a site plan amendment with one variance for The Hills Church, situated on 5.4 acres, located on the north side of Florence Road, approximately 350-feet west of Randol Mill Avenue (Davis Blvd) and Florence Road, being Lot 1R, Block A, Anchor Church Addition, at 2525 Florence Road, and zoned Single-Family 36,000 square-foot minimum lots (SF-36). The Hills Church, Owner/Applicant. (SP-21-0007)
3. PUBLIC HEARING: Consider a request to amend an existing Specific Use Permit (SUP) to allow the property owner to temporarily reside in a 28-foot by 68-foot (or 1,904 square-feet) modular home for the purpose of living and overseeing construction of a permanent residence, situated on a 1.995-acre tract of land, located on the west side of South Pearson Lane, approximately 550 feet northwest from the intersection of South Pearson Lane and Union Church Road, being tract 6B01A1, 6B01B, and 6F01, Abstract 498 of the Elston, D E Survey, zoned Single Family – 36,000 square-foot lot (SF-36), located at 404 South Pearson Lane. Christopher Cloy, Owner/Applicant. (SUP-21-0013)
4. PUBLIC HEARING: Consider a request for two Specific Use Permits (SUP) to allow the applicant to construct an approximately 2,733 square-foot accessory structure (shop use) situated on a 2.65-acre tract of land, located on the east side of Bourland Road, approximately 350 feet southeast from the intersection of Bancroft Road and Bourland Road, legally described as Lot 3, Block 1 Village Mill Addition, zoned Single Family – 36,000 square-foot lot (SF-36), located at 921 Bourland Road. Jeff Aldredge, owner. Jeff Ground, applicant. (SUP-21-0014)
5. 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 8 – Zoning Districts- to add provisions regulating breezeways; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. (UDC-21-0005)

## **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 Friday, May 7, 2021 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.***