



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, September 28, 2021

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, September 7, 2021, and Tuesday, September 21, 2021.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. WORK SESSION

1. [Potential amendments to the UDC regarding fence provisions.](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

B. 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."

C. 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.

D. CONSENT

1. [Consider a Preliminary Site Evaluation \(PSE\) for the Minor Subdivision consisting of Lots 1, 2, 2R-1, 2R-2, Block A, Bar H Addition, being 10-acres located on the east end of Frank Lane, zoned SF-15 and SF-36, currently addressed as 148 Frank Lane. Bar H Estates, LLC, Applicant/Owner. \(PSE-21-0003\)](#)

Attachments: [Maps.pdf](#)
 [PSE Bar H Estates](#)

2. [Consider a Final Plat for Lots 1, 2, 2R-1, 2R-2, Block A, Bar H Addition, being 10-acres located on the east end of Frank Lane, zoned SF-15 and SF-36, currently addressed as 148 Frank Lane. Bar H Estates, LLC, Applicant/Owner. \(P-21-0026\)](#)

Attachments: [Maps.pdf](#)
 [Exhibit A - FINAL PLAT](#)

3. [Consider a Preliminary Site Evaluation \(PSE\) for the Minor Subdivision consisting of Lots 1-3, Block A, Pearson Woods, being 3.31 acres located on the west side of North Pearson Lane, due west of the intersection of Summer Lane and North Pearson Lane, , zoned SF-36, currently addressed as 1450 North Pearson Lane. Metairie BG Partners, LLC, Applicant/Owner. \(PSE-21-0004\)](#)

Attachments: [Pearson Woods - Preliminary Site Evaluation](#)
 [1450 N Pearson Aerial](#)
 [1450 N Pearson Zoning Map](#)

E. NEW BUSINESS

1. [Consider the Minutes for the August 24, 2021, Planning and Zoning Commission Meeting.](#)

Attachments: [August 24 2021- PZ Minutes- FINAL.pdf](#)

2. [PUBLIC HEARING: Consider a request for two Specific Use Permits \(SUPs\) to allow the property owner to reside in the existing 2,466 square-foot home for the purpose of living and overseeing construction of a permanent residence and to construct a 2,000 square-foot accessory structure, lots legally described as a portion of Tract 1D01, 1C and 1C01 of the William H Slaughter Survey, being approximately 5.69-acres, located at the northwest corner of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed as 901 Barbara Lane. Sean Alibrando, Applicant/Owner. \(SUP-21-0031\)](#)

The application has been withdrawn and will be re-noticed as SUP-21-0033.

3. [Consider a resolution approving three variances to Section 8.03 of the Unified Development Code for a Final Plat for Lot 1, Block A, Mitchell Estates, being 0.56-acres located on the west side of Randol Mill Avenue, zoned Single Family 36,000 Square-Foot lots \(SF-36\) and currently addressed as 1420 Randol Mill Avenue. Distinguished Custom Homes, Applicant; Edward and Shearon Mitchell, Owners. \(P-21-0028\)](#)

Attachments: [Zoning Map](#)
 [1420 Randol Mill Plat Application](#)
 [Exhibit B - Plans.pdf](#)
 [Exhibit A - Plat.pdf](#)

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to construct a 2,000 square-foot accessory structure, legally described as a Lot 1, Block 1 of David Price Addition, being approximately 1.96-acres, located at the north side of Shady Grove Road, approximately 900 feet northwest from the intersection of Keller Smithfield Road and Shady Grove Road, zoned Single-Family 36,000 square-foot lots \(SF-36\) and addressed as 7201 Shady Grove Road. James Atherton, Applicant/Owner. \(SUP-21-0030\)](#)

Attachments: [Maps.pdf](#)
 [Staff Attachment A - Narrative and Information.pdf](#)
 [Staff Attachment B - Support petition.pdf](#)

5. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for the 800 square-foot expansion, including a 500 square-foot lean-to addition, of an existing 1200 square-foot accessory structure on property legally described as Lot 1A, Block 1, of the William Slaughter Addition, being 9.83-acres located approximately 200 feet southeast of the intersection of Rufe Snow Drive and Cobblestone Parks Drive, zoned Single-Family Residential - 36,000 Square-Foot Lots \(SF-36\), addressed as 833 Rufe Snow Drive. Jeffrey and Loren Abate, Applicants/Owners. \(SUP-21-0028\)](#)

Attachments: [Maps.pdf](#)
 [833 Rufe Snow SUP Accessory Structure Application](#)
 [833 Rufe Snow Current Barn and Proposed Expansion](#)
 [Proposed Barn Expansion Elevations](#)
 [833 Rufe Snow Opposition Letters 09272021](#)

6. [PUBLIC HEARING: Consider a recommendation for an amendment to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Section 8.10 - Accessory Building and Use Regulations to modify the approving authority for accessory structure height; authorizing publication; provide for penalties; and establishing an effective date. City of Keller, applicant. \(UDC-21-0007\)](#)

Attachments: [Exhibit A - Proposed language change.docx](#)

F. 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, September 24, 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.