



# 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, September 27, 2022

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

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

##### **B. WORK SESSION**

1. [Discuss proposed zoning change for Old Town Keller north of Keller Parkway.](#)

##### **C. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on September 20, 2022.](#)

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

##### **E. ADJOURN**

#### **REGULAR MEETING 7:00 P.M.**

##### **A. CALL TO ORDER – Chairperson Gary Ponder**

##### **B. PLEDGES TO THE FLAGS**

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 approving a Preliminary Site Evaluation \(PSE\) for the Jackson Subdivision consisting of Lots 1-3, Block A, being 4.12 acres located on the west side of Jackson Road, approximately 730 feet northwest from the Mount Gilead Road and Jackson Road intersection, zoned Single-Family 36,000 square-foot minimum lot size \(SF-36\) and currently addressed as 1390 Jackson Road. Tony Ko, Applicant/Developer; Mackay Investments, LLC., Owner. \(PSE-22-0006\)](#)

**E. OLD BUSINESS**

1. [Consider a request to rezone from Single Family - 36,000 square-foot minimum lot size \(SF-36\) to Retail \(R\), for approximately 16.62 acres, legally described as Tract 1D01B and Tract 1D01A1 of the John Martin Survey, Abstract 1153 \(account # 42818999 and 42819014\), a portion of Lot 7, Block 1, Pearson Crossing, and Tract 1F, Abstract 1153 \(account #: 04069838\) of the John Martin Survey, and addressed as 1816 Johnson Road, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1863 Keller Parkway. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. James Neill, Owner \(Z-22-0001\)](#)
2. [Consider a request for a Site Plan Amendment with variances for First Baptist Church, situated on approximately 7.97 acres, being legally described as Lot 1R1A, Block 3 of the Johnson Addition; Lots 5-11, Block 2 of Johnson Addition-Keller; Lot 1, Block 1 or Cagle Addition; Tracts 1C01B, 1C01A, 1J, 1L, 1F, 1G, 1C02, 1H1, 1H2, 1H, 1I, 1K, 1I1A, 1K1A, Abstract 1171 of the Samuel Needham Survey and zoned Single-Family 8,400 square-foot minimum lot sizes or greater \(SF-8.4\) and Old Town Keller \(OTK\), and addressed as 218, 220, 224 and 245 Lorine St; 237, 231, 221, 217, and 213 Jessie Street; 222 and 238 Ruby Street; and 145, 205 and 211 Pearl Street. First Baptist Church, Owner/Applicant \(SP-22-0027\)](#)

**F. NEW BUSINESS**

1. [Consider the minutes of the August 23, 2022 Planning & Zoning Commission meeting](#)
2. [Consider a request for a Preliminary Site Evaluation \(PSE\) with six variances for Winding Creek Addition, a proposed ten single-family residential lots and one open space lot subdivision on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. \(PSE-22-0008\)](#)
3. [PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Five - Subdivision Design and Improvement Requirements, Section 5.06 - Sidewalks and Trails, relating to sidewalk width requirements, Section 5.12 - Blocks, relating to sidewalk width requirements and removal of the maximum, Section 5.24 - Design Standards, relating to sidewalk construction requirements, and Appendix C - Subdivision Design and Improvement Requirements, Section 1 - Building Services, relating to sidewalk fee assessment; providing penalties; authorizing publication; and establishing an effective date. \(UDC-22-0008\)](#)

4. [PUBLIC HEARING: Consider a request to approve amendments to the City of Keller Unified Development Code \(UDC\), adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article Eight - Zoning Districts, Development Standards, Tree Preservation, Section 8.03 - Zoning Districts, relating to supplemental regulations for fuel pumps; providing penalties; authorizing publication; and establishing an effective date. \(UDC-22-0009\)](#)

## G. 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, September 22, 2022 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.***