



City of Keller
Planning & Zoning Commission
Meeting Minutes

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

Monday, May 13, 2019

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MEETING 5:30 P.M.

A CALL TO ORDER - Chairperson

B NEW BUSINESS

1. [Consider approval of the minutes of the July 9, 2018 Capital Improvement Advisory Committee Meeting.](#)

Attachments: [CIAC Minutes 07.09.18](#)

2. [Review the semi-annual impact fee report as the progress of the Capital Improvement Plan of the City of Keller Water, Wastewater, and Roadway Impact Fee Study. The report will be discussed at the June 10, 2019, meeting.](#)

C DISCUSSION

D ADJOURN

Meeting went into Recess

Meeting Reconvened

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on Tuesday, May 7, 2019.](#)
2. [Briefing regarding current DRC projects and long-term projects.](#)

C. WORK SESSION

1. [Discussion regarding the fence review process to ZBA](#)
2. [Discussion regarding the Tree Ordinance](#)

D. DISCUSS AND REVIEW AGENDA ITEMS

E. ADJOURN

Meeting went into Recess

Meeting Reconvened

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson

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 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."

D. NEW BUSINESS

1. [Consider approval of the minutes of the Planning and Zoning Commission Meeting on April 22, 2019.](#)

Attachments: [Updated Minutes 04-22-2019](#)

A motion was made by Commissioner Carey Page, seconded by Commissioner Bob Stevens, to approve Consider approval of the minutes of the Planning and Zoning Commission Meeting on April 22, 2019. The motion carried by the following vote:

2. [PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet \(550'\) southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned \(PD-SF-15\) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. \(P-19-0006\)](#)

Attachments: [051319 Cobblestone Maps](#)

[051319 Cobblestone ExhibitA_FinalPlat](#)

[051319 Cobblestone StaffAttachment ApprovedCobblestoneParksSub](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Carey Page, to close the public hearing PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks

Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet (550') southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned (PD-SF-15) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. (P-19-0006) The motion carried by the following vote:

3. [Consider a request for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 – Sign Regulations, specifically for seven additional attached wall signs for Braum's Restaurant located on the south, east and west elevations, situated on approximately 1.458-acres of land on the north side of Keller Parkway, approximately 1000-feet northeast of Town Center Lane and Keller Parkway intersection, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned Town Center \(TC\). Lora Martinson, Springfield Sign, applicant; Greenway – Keller LP, owner. \(UDC-19-0007\)](#)

Attachments: [051319 Braums Maps](#)
[051319 Braums ExhibitA ProposedSigns](#)
[051319 Braums StaffAttachmentA Table](#)
[051319 Braums StaffAttachment Final Plat](#)

A motion was made by Commissioner Ralph Osgood, seconded by Commissioner Leslie Sagar, to deny Consider a request for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 – Sign Regulations, specifically for seven additional attached wall signs for Braum's Restaurant located on the south, east and west elevations, situated on approximately 1.458-acres of land on the north side of Keller Parkway, approximately 1000-feet northeast of Town Center Lane and Keller Parkway intersection, being Lot 1, Block A, Braum's Addition, at 1221 Keller Parkway, and zoned Town Center (TC). Lora Martinson, Springfield Sign, applicant; Greenway – Keller LP, owner. (UDC-19-0007) The motion carried by the following vote:

4. [Consider a recommendation for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Non-Residential Construction Standards, Section 8.06 – requesting the use of CMU Concrete Blocks and Course Concrete Blocks and a steel roof for Bear Creek Park Restroom Improvements, situated on approximately 21.46-acres of land on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland Survey, at 400 Bear Creek Parkway, and zoned Single Family-Residential 36,000 Square-Foot lot minimum \(SF-36\). City of Keller, applicant; Tarrant County, owner. \(UDC-19-0008\).](#)

Attachments: [05132019 ParkRestroomVariance AerialPhoto Attachment\(A\)](#)
[05132019 ParkRestroomVariance Elevations Attachment\(B\)](#)
[05132019 ParkRestroomVariance ExistingStructure Attachment\(C\)](#)

A motion was made by Commissioner Bob Stevens, seconded by Commissioner Carey Page, to approve Consider a recommendation for variances to the City of Keller Unified Development Code, Article 8, Zoning Districts, Non-Residential

Construction Standards, Section 8.06 – requesting the use of CMU Concrete Blocks and Course Concrete Blocks and a steel roof for Bear Creek Park Restroom Improvements, situated on approximately 21.46-acres of land on the south side of Bear Creek Parkway, approximately 525-feet south of Bear Creek Parkway, being Abstract 692, Tract 1B, JW Holland Survey, at 400 Bear Creek Parkway, and zoned Single Family-Residential 36,000 Square-Foot lot minimum (SF-36). City of Keller, applicant; Tarrant County, owner. (UDC-19-0008). The motion carried by the following vote:

5. [Consider a request for a variance to the City of Keller Unified Development Code \(UDC\), Article 8, Zoning Districts, Fencing Requirements in Residential Zoning Districts, Section 8.11 – requesting a special exception to use black, vinyl-coated chain link fencing, situated on approximately 6.36-acres of land on the south side of Shady Grove Road, approximately 480-feet southwest of Shady Grove Road and Keller Smithfield Road South intersection, being Lots 8R1 and 8R2, Block A, Shady Grove Estates, at 7220 Shady Grove Road, and zoned Single Family-Residential - 36,000 Square-Foot lot minimum \(SF-36\). Frank Dale, Owner. \(UDC-19-0008\).](#)

Attachments: [05132019 FenceVariance ConceptPhoto Attachment\(A\)](#)

[05132019 FenceVariance SitePlan Attachment\(B\)](#)

[05132019 FenceVariance LettersofSupport Attachment\(C\)](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Carey Page, to approve Consider a request for a variance to the City of Keller Unified Development Code (UDC), Article 8, Zoning Districts, Fencing Requirements in Residential Zoning Districts, Section 8.11 – requesting a special exception to use black, vinyl-coated chain link fencing, situated on approximately 6.36-acres of land on the south side of Shady Grove Road, approximately 480-feet southwest of Shady Grove Road and Keller Smithfield Road South intersection, being Lots 8R1 and 8R2, Block A, Shady Grove Estates, at 7220 Shady Grove Road, and zoned Single Family-Residential - 36,000 Square-Foot lot minimum (SF-36). Frank Dale, Owner. (UDC-19-0008). The motion carried by the following vote:

E. ADJOURN

2. [PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet \(550'\) southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned \(PD-SF-15\) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. \(P-19-0006\)](#)

Attachments: [051319 Cobblestone Maps](#)

[051319 Cobblestone ExhibitA FinalPlat](#)

[051319 Cobblestone StaffAttachment ApprovedCobblestoneParksSub](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Vernon Stansell, to approve PUBLIC HEARING: Consider approval of a Final Plat for Lot 5R, Block C, Cobblestone Parks, being a replat of Lot 5, Block C, Cobblestone Parks, located on a 0.345-acre lot, at 918 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately five hundred and fifty feet (550') southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned (PD-SF-15) Planned Development – Single Family – 15,000 square foot minimum. Eric Hill owner/applicant. Rodney Martinez, Survey Group, surveyor. (P-19-0006) The motion carried by the following vote:

Chairperson

Staff Liaison