



**NOTICE OF THE REGULAR MEETING OF THE  
KELLER PLANNING AND ZONING COMMISSION**

**MONDAY, November 28, 2016**

Notice is hereby given of the **Commissioner's Briefing at 6:30 P.M. and the Regular Planning and Zoning Commission Meeting at 7:00 P.M., on Monday, November 28, 2016**, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas to make disposition of the following items:

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**COMMISSIONER'S BRIEFING 6:30 P.M.**

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- A. CALL TO ORDER – Chairperson**
- B. STAFF ANNOUNCEMENTS**
  - 1. Briefing regarding City Council action on Tuesday, November 15, 2016.
- C. DISCUSSION**
  - 1. None.
- D. DISCUSS AND REVIEW AGENDA ITEMS**
- E. ADJOURN**

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

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- A. CALL TO ORDER – Chairperson**
- 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 Planning and Zoning Commission on any subject. However, the Texas Open Meetings Act prohibits the Planning and Zoning Commission from discussing issues which the public has not been given seventy-two (72) hours notice.

### **D. CONSENT**

1. Consider approval of the minutes for the meeting of November 14, 2016.

### **E. OLD BUSINESS**

1. None

### **F. NEW BUSINESS**

1. Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence in front yard or in front of the primary structure, located on 1.027-acres, on the north side of Calais Drive, approximately nine hundred forty feet (940') west of the intersection of Calais Drive and Willis Lane, being Lot 9, Calais Estates, at 305 Calais Drive, and zoned SF-36 (Single Family Residential-36,000 square foot minimum). Roland A Degrauw, owner/applicant. (UDC-16-0028)
2. Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wooden privacy fence to encroach five feet (5') into the side yard building setback, located on 0.344-acres, on the southwest corner of Diamond Rim Pass Road and Briar Grove Road, being Lot 6, Block B, Providence Grove, at 2016 Diamond Rim

Pass Road, and zoned PD-SF-15 (Planned Development - Single Family Residential - 15,000 square foot minimum). Jerry Palon, Donna Powell, owners/applicants. (UDC-16-0030)

3. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) for Taco Casa, a proposed 3,642 square-foot restaurant with drive-thru, on an approximately 0.95-acre tract of land, located on the northeast corner of the intersection of Keller Parkway (F.M. 1709) and College Avenue, at 301 Keller Parkway, being Tracts 7 and 7T and portions of Tracts 7P and 7K out of the Samuel Needham Survey, Abstract No. 1171, and zoned R (Retail). First Baptist Church of Keller, owner. Skyline Asset Management LLC, applicant. (SUP-16-0027)
4. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.06, Building Design and Development Standards, for Lucas Funeral Home, a proposed funeral home service facility, located on a 1.98-acre tract of land, being Lot 1, Block A, Lucas Estates, located on the east side of South Main Street (U.S. Hwy 377), approximately 394 feet north of Calverley Place, at 1601 South Main Street, and zoned C (Commercial). Jimmy Lucas, owner. Lucas Funeral Home, applicant. (UDC-16-0029)

## **G. DISCUSSION**

1. None.

## **H. ADJOURN**

**CITY OF KELLER  
MISSION STATEMENT**

*Our mission is to support a vibrant community of high-quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal service, efficiency 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, Keller, Texas, on Wednesday, November 23, 2016, at 5:00 P.M.

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Michele Berry, AICP  
Senior Planner

** 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.**