



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

MONDAY, OCTOBER 22, 2018

Notice is hereby given of the **Commissioner's Briefing at 5:30 P.M. and the Regular Planning and Zoning Commission Meeting at 7:00 P.M., on Monday, October 22, 2018**, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas to make disposition of the following items:

COMMISSIONER'S BRIEFING 5:30 P.M.

- A. CALL TO ORDER – Chairperson**
- B. STAFF ANNOUNCEMENTS**
 - 1. Briefing regarding City Council Action on October 16, 2018.
- C. DISCUSSION AND WORKSHOP**
 - 1. OTK Phase II & FLUP presentation and feedback
- D. DISCUSS AND REVIEW AGENDA ITEMS**
- E. ADJOURN**

REGULAR MEETING 7:00 P.M.

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 October 8, 2018.

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. Consider amending the City of Keller’s Unified Development Code (UDC), by providing provisions for a winery land use and modifying, Article Three - Definitions and Article Eight – Zoning/Districts; providing penalties; providing a severability clause; providing a conflicting of ordinances clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-18-0020)
2. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts,

Development Standards, Tree Preservation, Section 8.10, Accessory Building and Use Regulations, to allow a metal storage container to be permanently placed on the property, located on a 0.247-acre tract of land, being Lot 1, Block 1, Meadowlands Addition-Keller, located on the south side of Bluebonnet Drive, approximately 80 feet East of the intersection of Meadowlands Boulevard and Bluebonnet Drive, at 732 Bluebonnet Drive, and zoned MF (Multi-Family Residential). Dzevat Preljukaj, applicant/owner. (UDC-18-0017)

3. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.10, Accessory Building and Use Regulations, to allow an R panel galvanized roof on the proposed detached accessory structure, located on a 0.186-acre tract of land, being Lot 28, Block 7, Park Addition Phase II, located on the north side of Cindy Court, approximately 200 feet northwest of the intersection of Cindy Street South and Cindy Court, at 309 Cindy Court, and zoned SF-8.4 (Single Family Residential – 8,400 square-foot lot size minimum). Amy Mcelroy, owner/applicant. (UDC-18-0018)
4. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for an approximately 2,334 square-foot temporary accessory dwelling unit while the existing main structure undergoes renovations on a 1.01-acre lot on the north side of Nightingale Circle, approximately 450 west of the intersection Greenbriar Drive and Nightingale Circle, being Lot 9, Block 1, Florence Place Addition, zoned SF-36 (Single Family Residential – 36,00 square foot minimum. David Johnson, owner/applicant. (SUP-18-0031).
5. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to allow a 2,080 square-foot metal accessory dwelling unit to have a combined area greater than 50% of the main structure, and an average height of approximately nineteen foot-three quarter inches, on a 1.9-acre lot on the northeast side of Melissa Drive, approximately 937 feet north of the Melody Lane and Melissa Drive intersection, located at 1221 Melissa Drive, Lot 6R, Block 2, Melody Hills Estates Addition, and zoned SF-36 (Single Family Residential – 36,000

square foot minimum). Russell and Tiffany O'Neal, owner/applicant; Christy Hill, designer. (SUP-18-0033).

6. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) to use an existing 2,781 square-foot main building as a temporary accessory dwelling unit while constructing a new home on a 2.21-acre lot on the south side of Johnson Road, approximately two hundred thirty-one feet (231') south of Johnson Road and approximately eight hundred and eighty-seven feet (887') west of Pearson Lane North, being Abstract 1153, Tract 1L02, John Martin Survey, at 1906 Johnson Road. Tom and Kelly Miller, owner/applicant. (SUP-18-0036).

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 Friday, October 19, 2018, at 5:00 P.M.

Katasha Smithers
Planner I

 **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.**