



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

MONDAY, NOVEMBER 12, 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, November 12, 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 November 6, 2018.
 - 2. Briefing regarding upcoming development projects.
- C. DISCUSSION AND WORKSHOP**
 - 1. 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 22, 2018.

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, Tree Preservation, Section 8.09 Residential District Detached Signs, for Ridgeview Elementary School, located on a 13.189-acre lot on the east side of Marshall Ridge Parkway, approximately 165 feet north of Silver Chase Drive and Marshall Ridge Parkway intersection, at 1601 Marshall Ridge Parkway, being Lot 1, Block A, Keller Elementary School No. 22, and zoned PH-6.5 (Patio Home –

6,500 square foot lots). Keller Independent School District, property owner/applicant/developer. (UDC-18-0021)

2. Consider a recommendation for a Site Plan Amendment to allow Jason's Deli, a 4,992 square-foot restaurant with drive-thru, in a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), to relocate a required fire hydrant and fire department connector, from the north side of Keller Parkway (FM 1709), bearing direction of east to west, to a landscape island on the south side of the parking lot, located approximately ninety feet (90') west of the south east property line, being Lot 3. Block E, Keller Town Center Addition, at 1400 Keller Parkway (FM 1709), and zoned TC (Town Center). Pinpoint Bear Creek Land Holdings, LLC, Owner. Bomac Partners, Ltd or assigns (Trinity Partners), applicant, Thomas Site Development Engineering Inc., engineer. (SP-18-0024)

3. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a spa to include massage therapists licensed in TX, for Golden Foot Spa, located in an approximately 1,050 square foot lease space, contained in the 93,686 square foot multi-tenant building, on an approximately 3.477-acre property, located on the west side of Rufe Snow Drive, approximately 700 feet south west of the intersection of North Tarrant Parkway and Rufe Snow Drive, being Lot 5, Block A, Keller Place Addition, zoned R (Retail), located at 2041 Rufe Snow Drive, Suite 319. Whitestone Keller Place, LLC, owner. Xu Wenjing, applicant. (SUP-18-0035)

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, November 9, 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.***