



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

MONDAY, DECEMBER 10, 2018

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, December 10, 2018**, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas to make disposition of the following items:

COMMISSIONER'S BRIEFING 6:30 P.M.

- A. CALL TO ORDER – Chairperson**
- B. STAFF ANNOUNCEMENTS**
 - 1. Briefing regarding City Council Action on November 20 and December 4, 2018.
 - 2. Briefing regarding upcoming development projects.
- C. DISCUSSION AND WORKSHOP**
- 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 November 12, 2018.
2. Consider approval of a Preliminary Site Evaluation for Everest Physical Rehabilitation Hospital (Everest Addition), a proposed commercial development consisting of two (2) lots, on 19.369 acres of land on the east side of South Main Street (US 377), approximately three hundred and fifty feet (350') south east of the Bear Creek Parkway and South Main Street (US 377) intersection, being a tract of land in the W.J. Holland Survey, Abstract No. 692, and zoned as C (Commercial), Everest Realty Five, LLC, applicant/developer. Cross Engineering, engineer. Votex Surveying Company, surveyor. DBA Architects, architect. (PSE-18-0006)

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. PUBLIC HEARING: Consider a recommendation for the purpose of adopting the Future Land Use Plan update of the Keller Master Plan.
2. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 8, Zoning/Development Standards, Tree Preservation, Section 8.07, Off-Street Parking and Loading Requirements, to allow front facing garage doors, approximately one hundred and forty four (144) square feet in total, exceeding the maximum allowed seventy-two (72) square feet of front facing garage door exposure to the street, located on an approximately 9.3306-acre tract of land on the south side of Union Church Road, located at the intersection of South Pearson Lane and Union Church Road, being Lots 1-13, Block A, The Enclave at Sky Creek, and zoned Planned Development Single-Family – 30,000 square foot minimum lot sizes (PD-SF-30). Calais Custom Homes, owner/applicant. (UDC-18-0022)
3. PUBLIC HEARING: Consider a recommendation for a Planned Development Amendment from PD-O (Planned Development-Office) to PD-O (Planned Development-Office), amending the Bloomfield Office Park (Ordinance No. 1036), an office development located on a 4.15-acre tract of land, Bloomfield Addition, Lots 1 through 8, Block A, amending lots 1 and 5, allowing the buildable area to increase no greater than 8,612 square feet, and to allow the building peak to increase no greater than 39 feet, with an average build height of 30 feet, on the south side of Keller Parkway (FM 1709), approximately 400 feet east of Bear Hollow drive, located at 1722 Keller Parkway (FM 1709), zoned PD-O (Planned Development-Office), 170 Players, LLC, owner/applicant. (Z-18-0004)
4. Consider a recommendation for a variance to the City of Keller Unified Development Code, Article 5, Subdivision Design and Improvement Requirements, Section 5.13, Lots, to allow an existing 17.92 foot street width frontage and to extend into the lot for approximately 385 feet, located on a 4.75 acre tract of land, being Lot 8A of the Estes Farm Tracts, located on the south side of Shady Grove Road, approximately 440 feet

southwest of the intersection of Keller Smithfield Road and Shady Grove Road, at 7224 Shady Grove Road, and zoned Single Family Residential – 36,000 square-foot lot size minimum (SF-36). Richard Holmes, applicant. Tina Pizarro, Pizarro Properties, owner. (UDC-18-0023)

- 5. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for Pecan Park, a single story 5,860 square-foot professional office building, located on a 0.73-acre lot, on the east side of South Pate Orr Road, approximately five hundred and fifty feet (550') northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). Twin Pillar Properties, LLC, owner/applicant. (SUP-18-0025)

- 6. Consider a recommendation of a Site Plan for Pecan Park, a 5,860 square foot professional office building, on approximately 0.73 acres of land, on the east side of South Pate Orr Road, approximately five hundred and fifty (550') feet northeast of the South Pate Orr Road and Bear Creek Parkway intersection, being Lot 1R, Block A, Pecan Park Addition, at 351 South Pate Orr Road, and zoned TC (Town Center). Twin Pillar Properties, LLC, owner/applicant. (SP-18-0014)

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, December 7, 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.***