



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

MONDAY, JANUARY 14, 2019

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, January 14, 2019** 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 December 18, 2018.
 - 2. Briefing regarding upcoming development projects.
- C. DISCUSSION AND WORKSESSION**
- 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 December 10, 2018.
2. Consider approval of a Final Plat for Riverdance Phase III, a proposed residential subdivision consisting of thirty (30) residential lots and three (3) open space lots, being Tract 4 and a portion of Tract 4C out of the Samuel Needham Survey, Abstract No. 1171, containing 8.8312-acres, located on the south side of East Vine Street, approximately 900 feet from South Elm Street and East Vine Street intersection, and zoned PD-PH (Planned Development - Patio Home). NCA Riverdance, LTD owner/applicant. Jason Rawlings, Miller Surveying, Inc, surveyor. Clayton Redinger, DeOtte, Inc, engineer. (P-18-0050)

E. OLD BUSINESS

1. Consider a recommendation for the purpose of adopting the Future Land Use Plan update of the Keller Master Plan.

F. NEW BUSINESS

1. PUBLIC HEARING: Consider approval of a Final Plat for Concordia, a 66-lot residential and 5 open space lot subdivision, being a replat of Lot 1, Block 1, A Church for the Communities, containing 23.067-acres, located on the north side of North Tarrant Parkway, approximately 1,000 feet from Rufe Snow Drive and North Tarrant Parkway intersection, and zoned PD-SF-8.4 (Planned Development - Single Family Residential - 8,400 square-foot minimum). Jim Tchoukaleff, Contour Land Partners, LTD., applicant/developer/owner. Christopher Wall, JBI Partners, surveyor/engineer. (P-18-0051)
2. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for 'medical offices' to be located in a 38,975 square-foot multi-tenant building, located on a 3.595-acre tract of land, located on the east side of South Main Street (U.S. HWY 377), approximately 525 feet north from the intersection of Bear Creek Parkway and South Main Street (U.S. HWY 377), being Lot 1, Block A, Baylor Medical Plaza Addition, at 601 South Main Street (U.S. HWY 377), and zoned OTK (Old Town Keller). (SUP-18-0037)
3. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for RapidCare, a proposed 'Minor medical emergency clinic' to occupy a 3,278 square-foot lease space within a 38,975 square-foot multi-tenant building, located on a 3.595-acre tract of land, located on the east side of South Main Street (U.S. HWY 377), approximately 525 feet north from the intersection of Bear Creek Parkway and South Main Street (U.S. HWY 377), being Lot 1, Block A, Baylor Medical Plaza Addition, at 601 South Main Street (U.S. HWY 377), suite 110, and zoned OTK (Old Town Keller). (SUP-18-0038)
4. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for That Dang Spa, a proposed 'spa' use to include facial, nail, eyelash, and hair services, to occupy a 1,100 square-foot lease space within a 19,120 square-foot retail building, located on a 2.17-acre lot on the south side of Keller Parkway (FM1709), approximately 680 feet south east of the Keller Parkway (FM1709), and Keller Smithfield South

intersection, being Lot 7R-1, Block A, Keller Crossing Addition, at 1540 Keller Parkway (FM1709), Suite 102, and zoned R (Retail). Jahco Keller Crossing, LLC, owner; (David) Vu Dang, applicant. (SUP-18-0039).

5. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a Private School, located in multiple buildings totaling approximately 10,630 square feet, consisting of approximately 0.912-acres of property, located on the north side of Pecan Street, approximately 250 feet north east of the intersection of South Main Street (US 377) and Pecan Street, being Lot 7R and Lot 9, Block 7, Keller, City Addition, zoned OTK (Old Town Keller), located at 133 and 129 Pecan Street. Zadok International Ministries Church, Inc., owner. Trinity Preparatory Academy, applicant. (SUP-18-0040)

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, January 11, 2019, 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.**