



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

MONDAY, JANUARY 28, 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 28, 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 January 15, 2019.
- 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 January 14, 2018.
2. Consider approval of a Preliminary Site Evaluation for Walker Addition, a proposed residential development consisting of eleven (11) single-family residential lots, on an approximately 6.043-acre property, being tracts out of Josiah Walker Survey, Walker Addition, Lot 34, Block 1, Walker Addition, Lot 36, Block 1 and Towns Edge Addition, Lot 1, Block A, located on the west side of Marvin Drive and north side of Florence Road, approximately 550 feet from Marvin Drive and Florence Road intersection, addressed as 27, 28, 29, 30, 2308, 2309, 33, 34, 35, 36 Brenda Lane and 2321 Florence Road and zoned SF-36 (Single Family Residential – 36,000 square foot minimum). Omar Oweis, Basem Nimri, Samuel Iweis, John Gabrielson, Jeffrey Warnken, Atlantic Luxury Homes and Pacific Luxury Homes, Owners/applicants. (PSE-18-0005)

3. Consider approval of a Final Plat for Lot 1, Block A, Everest Addition, being 4.323-acres, on a portion of 955 South Main, located on the east side of South Main Street (US 377), approximately three hundred and fifty feet (350') southeast of the Bear Creek Parkway and South Main Street (US 377) intersection, and zoned as C (Commercial), Everest Realty Five, LLC, applicant/developer/owner. (P-19-0004)

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 – Attached Wall Signs, for one (1) additional attached wall sign for Café Sicilia located on the north elevation, situated on approximately 1.876-acres of land on the west side of Bear Creek Parkway, approximately 450 feet southwest of Bear Creek Parkway and Davis Boulevard intersection, being Lot 5, Block A, Hidden Lakes Center, at 8849 Davis Boulevard, Suite 100, zoned C (Commercial). Café Sicilia, applicant; Paul Moss, TAK Enterprises, owner. (UDC-19-0001)
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') privacy fence, and ornamental iron fence and gate, to exceed the maximum height of five feet (5') to be located on the property line, located on 1.16-acres, on the west side of Buckner Lane, being Lot 1, Spann Addition, at 8747 Buckner Lane, and zoned SF-36 (Single Family Residential - 36,000 square-foot lot size minimum). Superior Exteriors, Fence Contractor; Maksym & Sharon Kohanyuk, owner. (UDC-19-0003).

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 25, 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.***