



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

**MONDAY, February 8, 2016**

Notice is hereby given of the **Commissioner's Briefing at 6:00 P.M. and the Regular Planning and Zoning Commission Meeting at 7:00 P.M., on Monday, February 8, 2016**, at Keller Town Hall, 1100 Bear Creek Parkway, Keller, Texas to make disposition of the following items:

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**COMMISSIONER'S BRIEFING 6:00 P.M.**

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- A. CALL TO ORDER – Chairman**
- B. DISCUSS AND REVIEW AGENDA ITEMS**
- C. STAFF ANNOUNCEMENTS**
  - 1. Discuss and provide feedback on updates to the Unified Development Code, Section 8.09, Sign Regulations.
  - 2. Briefing regarding City Council action on Tuesday, February 2, 2016.
- D. DISCUSSION**
  - 1. None.
- E. ADJOURN**

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## REGULAR MEETING 7:00 P.M.

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**A. CALL TO ORDER – Chairman**

**B. 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.

**C. CONSENT**

1. Consider approval of the minutes for the meeting of January 25, 2016.

**D. OLD BUSINESS**

1. None.

**E. NEW BUSINESS**

1. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for A Better Deal Heating, Air Conditioning, Plumbing and Electric, a proposed office use in an existing structure of approximately 1,200 square feet, on an approximately 0.17-acre tract of land, located on the east side of North Main Street (U.S. 377) approximately 110 feet south of Lorine Street, at 230 North Main Street, being Lot 8, Block 8, Johnson Addition and zoned OTK (Old Town Keller). Zully Chona and Mary Orduz, owners. Andrew S. Jones, A Better Deal Heating, Air Conditioning, Plumbing and Electric, applicant. (SUP-16-0003)
2. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for Stewarding Life Wellness, to operate a nutrition and lifestyle consultation office, located on an approximately 0.23-acre tract of land, being Lot 1, Block 7, Keller City Addition, on the southeast corner of the Olive Street

and South Main Street (HWY 377) intersection, approximately 1500 feet south of Keller Parkway (FM 1709), at 245 South Main Street (HWY 377), and zoned OTK (Old Town Keller), Ronald and Lori Cimonetti, owners. Jacob Duncan, applicant. (SUP-15-0018)

3. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for The Tiki Hut of Keller to operate a temporary vendor business (sno cones), located on an approximately 6.03-acre lot, on the south side of Keller Parkway, approximately 500 feet east of Keller-Smithfield Road South, being Lot 6R2, Block A, Keller-Crossing Addition, at 1580 Keller Parkway, and zoned PD-R (Planned Development–Retail). JAH Realty L.P., owner. Cathy Smith, applicant. (SUP-16-0002)

**F. DISCUSSION**

1. None.

**G. 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, February 5, 2016, at 5:00 P.M.

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David Hawkins, AICP  
Planning Manager

 ***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.***