



City of Keller
Planning & Zoning Commission
Meeting Minutes

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Tuesday, October 8, 2024

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Vice-Chairman John Baker

Vice-Chairman John Baker called the meeting to order at 6:30 p.m.

The following Commission Members were present:

John Baker, Vice-Chairman
Erin Pfarner
Ross Brensinger
Gigi Gupta

The following Commission Members were absent:

Paul Alvarado, Chairman
Erik Leist
Vernon Stansell
Luz Rodriguez

Staff present included Community Development Director (CDD) Sarah Hensley; Planner I Alexis Russell; and Planner I Calvin Eddleman.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on October 1, 2024.](#)

CDD Hensley gave a brief recap of the October 1, 2024 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Russell gave a brief summary of the Specific Use Permit (SUP) request for A House With Books.

There was a discussion between the Commission and Staff to clarify that the type of used books that they intend to sell would be collectors items or hard to find items, that would not be found at a used books store.

Item E-2: Planner Russell gave a brief summary of the Sign Regulation special exception request to Devivo Brothers.

There was discussion among the Commission and Staff regarding several topics including the placement of the proposed sign, pending sign permits that will be approved by right for the business, and the approval history of signage for the neighboring business.

D. ADJOURN

Vice-Chairman Baker adjourned the pre-meeting at 6:43 p.m

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Vice-Chairman John Baker

Vice-Chairman Baker called the meeting to order at 7:00 p.m.

B. PLEDGES TO THE FLAGS

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 Commission on any subject. However, the Texas Open Meetings Act prohibits the Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

Vice-Chairman Baker invited the public to speak on any topic. No member of the public came forward to speak.

D. CONSENT

1. [Consider the minutes of the September 10, 2024 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Erin Pfarner, to approve the minutes of the September 10, 2024 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for A House With Books, to operate a retail store with used goods and merchandise sales, located in an approximately 1,600 square-foot lease space, on approximately 5.55 acres located at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed to 201 Town Center Lane, Suite 3123. Hayley Smith, Applicant. T Arthouse, TX, LLC, Owner. \(SUP-2409-0008\).](#)

Planner Russell gave a presentation on the SUP request for A House With Books.

Vice-Chairman Baker opened the public hearing.

No public comments received.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner GiGi Gupta, to close the public hearing. The motion carried unanimously.

Vice-Chairman Baker questioned the Applicant about her future plans for the selling of used books. The Applicant stated that the used books would only be about a small portion of the store's inventory. She also stated that the inventory of used books would be curated and donation based.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Erin Pfarner, to recommend approval of Item E-1 as presented. The motion carried unanimously.

2. [Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for DeVivo Bros. Eatery, a restaurant in an existing 4,966 square-foot lease space, within a 33,955 square-foot multi-tenant building, located approximately 970 feet southwest from the intersection of Bear Creek Parkway and South Main Street, legally described as Lot 5, Block A of the Bear Creek Plaza Addition, zoned Commercial \(C\), and addressed as 750 S. Main Street, Suite 165. Bob Williams, Applicant. Bear Creek Plaza LTD, Owner. \(UDC-2409-0003\)](#)

Planner Russell gave a presentation on the request for a special exception to the UDC for Devivo Brothers.

The Applicant's, Bob Williams (3620 Berger Ct.) & Ralph Devivo (9936 Croswell St.) spoke on behalf of their request.

A discussion was held among the Commission and Staff about the intended sign placement.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner GiGi Gupta, to approve Item E-2 as presented. The motion carried unanimously.

F. ADJOURN

Vice-Chairman Baker adjourned the meeting at 7:22 p.m.

Chairperson

Staff Liaison