

MINUTES OF THE REGULAR MEETING
PLANNING AND ZONING COMMISSION

April 24, 2017

REGULAR MEETING 7:10 P.M.

A. CALL TO ORDER – Chairperson

A regular meeting of the City of Keller Planning and Zoning Commission was called to order by Chairperson Gary Ponder with the following members present:

Leslie Sagar
Vernon Stansell
Amanda Bigbee
Dave Reid
Bill McCrea

Commissioners absent was Carey Page.

Staff present included, David Hawkins, Planning Manager; Daniel Turner, Planner I; Katasha Smithers, Planning Technician; Chad Bartee, City Engineer; Ryan Studdard, Building Official and Brenda Slovak, Police Captain.

B. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag.
2. Pledge to the Texas Flag.

C. PERSONS TO BE HEARD

No public comments were received.

D. CONSENT

1. Consider approval of the minutes for the meeting of April 10, 2017.

Commissioner Reid moved to approve the consent agenda as presented with changes in regards to Commissioner Sagar's absence. Commissioner Stansell seconded and the motion carried unanimously (6-0).

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. PUBLIC HEARING: Consider approval of a final plat for Bella Ridge and Anchor Church Addition, a proposed single-family residential development consisting of twelve (12) residential lots, one (1) church, and four (4) open space lots, located on approximately 16.819 acres of land, on the northwest corner of the Randol Mill Avenue and Florence Road intersection, being a replat of Lot 1, Block A of the Anchor Church Addition and Tracts 6B2 and 6B6 out of the Josiah Walker Survey, Abstract No. 1604, and zoned as PD-SF-25 (Planned Development-Single Family Residential-25,000 square foot minimum) and SF-36 (Single Family Residential-36,000 square foot minimum). Fellowship Church and Silver Oak Real Estate Group, LLC, owners. Silver Oak Real Estate Group, LLC, applicant/developer. Hamilton Duff, P.C., engineer. Loyd Bransom Surveyors, surveyor. (P-17-0010)

David Hawkins, Planning Manager, was present to answer any questions or concerns for Item F-1.

Chairperson Ponder opened the public hearing for Item F-1.

Commissioner Sagar moved to close the public hearing for Item F-1.

Commissioner Bigbee seconded and the motion carried unanimously (6-0).

No additional discussion was held.

Commissioner Bigbee moved to approve Item F-1 as presented.

Commissioner Reid seconded and the motion carried unanimously (6-0).

2. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) to allow the use of a Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX, for #1 Foot Massage, a proposed reflexology business in an existing multi-tenant building of approximately 29,750 square feet, on an approximately 4.48-acres, located on the west side of Rufe Snow Drive, approximately 800 feet from the Rufe Snow Drive and Bursey Road intersection, at 2122 Rufe Snow Drive, being Lot 1, Block A, Rufe Snow Market Plaza Addition and zoned R (Retail). SCMR Keller GP, owner. Peizhen Wu, applicant. (SUP-17-0010)

Daniel Turner, Planner I, came forward to give staff's presentation and recommendation for Item F-2. Peizhan Wu, applicant, was present to answer any questions or concerns.

Chairperson Ponder opened the public hearing for Item F-2.

No public comments were received.

Commissioner Sagar moved to close the public hearing for Item F-2.

Commissioner Stansell seconded and the motion carried unanimously (6-0).

No additional discussion was held.

Commissioner Stansell moved to approve Item F-2 as presented with the following condition:

1. Allow a Specific Use Permit for Massage Express to operate a 'Spa to Include Cosmetologists (Hair, Nails Face) & Massage Therapist' use in a 1,334 square feet lease space, at 2122 Rufe Snow Drive, within the R (Retail) zoning district.

Commissioner Reid seconded and the motion carried unanimously (6-0).

3. PUBLIC HEARING: Consider a recommendation of amendments to the City of Keller Unified Development Code, adopted by Ordinance No 1746, dated July 7, 2015 by amending Article 3 – Definitions; Article 5 - Subdivision Design Improvement Requirements and Design & Technical Construction Standards; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to consider amendments to impervious lot coverage requirements for single-family residential properties; providing a conflicting ordinance clause; authorizing publication; and establishing an effective date. City of Keller, applicant. (UDC-17-0008)

David Hawkins, Planning Manager, came forward to give staff's presentation and recommendation for Item F-3.

Chairperson Ponder opened the public hearing for Item F-3.

No public comments were received.

Commissioner Sagar moved to close the public hearing for Item F-3.

Commissioner Bigbee seconded and the motion carried unanimously (6-0).

Additional discussion was held in regards to the impervious surfaces. Discussion was held in regards to having more research for:

- Drainage/grading plan requirements
- Rear setbacks for decking
- Clarity of lot sizes/zoning that were permitted, modified or denied
- Number of permits that had to be modified to remove improvements for permit approval
- Number of phone calls, emails and walk-ins in regards to maximum lot coverage

Commissioner Bigbee moved to approve Item F-3 as presented.

Commissioner Ponder seconded and the motion failed (2-4).

Yay: Ponder, Bigbee

Nay: Reid, Stansell, Sagar, McCrea

Commissioner Sagar moved to table Item F-3 to a later date.

Commissioner Stansell seconded and the motioned passed (5-1)

Yay: Sagar, Stansell, McCrea, Reid, Bigbee

Nay: Ponder

The meeting adjourned at 8:02 p.m.

Gary Ponder – Chairperson