



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, September 26, 2023

PRE-MEETING BRIEFING 6:15 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

Chairman Alvarado called the meeting to order at 6:15 p.m.

The following Commission Members were present:

Paul Alvarado, Chairman
John Baker, Vice-Chairman
Greg Will
Erin Pfarner
Leslie Sagar
Erik Leist
Vernon Stansell
Ross Brensinger (Non-voting)
GiGi Gupta (Non-voting)

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Barte; Planner I Amber Washington; and Planner I Alexis Russell.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council Action on September 19, 2023.](#)

CDD Hensley gave a recap of the September 19, 2023 City Council meeting.

2. [Discuss upcoming meeting schedule and possible holiday conflicts.](#)

CDD Hensley provided a calendar to the Planning and Zoning Commission to examine for possible scheduling conflicts. Meeting dates and the upcoming holidays were discussed. The Planning and Zoning Commission canceled the December 26, 2023 Planning and Zoning Commission meeting and will determine other meetings at a later time.

3. [Boards and Commissions Handbook and upcoming appointments.](#)

CDD Hensley reminded the Commission of the upcoming deadline for Board and Commission applications. She also encouraged the Commission to review the updated Boards and Commissions Handbook.

C. DISCUSS AND REVIEW AGENDA ITEMS

D-1: No comments.

D-2: CDD Hensley began the discussion by giving a brief summary of the zoning history for 1300 Rufe Snow Drive. Planner Washington gave background on Item D-2, a proposed Planned Development for Bella Casa at 1300 Rufe Snow Drive.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:35 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Paul Alvarado

Chairman Alvarado called the meeting to order at 7:00 p.m.

B. PLEDGES TO THE FLAGS

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.

No public comments received.

D. NEW BUSINESS

1. [Consider the minutes of the September 12, 2023 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Erik Leist, seconded by Commissioner Gregory Will, to approve the minutes of the September 12, 2023 Planning and Zoning Commission Meeting. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a recommendation for a Planned Development Zoning Change from Retail \(R\) to Planned Development Single-Family 8,400 square-foot minimum lots \(PD-SF-8.4\) for Bella Casa, a Planned Development, consisting of 31 residential lots and approximately 1.6 acres of open space on approximately 10.9 acres of land, legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located on the southwest corner of the Rufe Snow Drive and Rapp Road intersection, and addressed as 1300 Rufe Snow Drive. Jim Tchoukaleff, Applicant. Aamer Patel, Owner. \(Z-23-0004\)](#)

Planner Washington gave a presentation on Item D-2, a proposed Planned Development for Bella Casa at 1300 Rufe Snow Drive.

The Applicant, Jerry Sylo (speaking on behalf of JBI Partners), gave their own prepared presentation.

Chairman Alvarado opened the public hearing.

Former Commissioner William McCrea, 701 Muirfield Road, spoke in support of Item D-2 but mentioned his concern over the proposed Rapp Road exit.

Cheri Ligocki, 803 Victoria Drive, expressed that she wanted to support the PD but spoke in concern of the traffic impact on Rapp Road and asked who would maintain the adjacent brick wall.

Edward Prem, 1220 Verona Way, spoke his concern over the new development dropping the property values of the neighbors due to the size of the lots/homes.

Joel Lardino, 713 Saint Andrews Lane, spoke in support of Item D-2 and thanked the Applicant for having a neighborhood meeting prior to the public hearing.

Former Mayor Pat McGrail, 1245 Verona Way, spoke in support of Item D-2 but stated that he thought the emergency exit should be changed to meet the existing traffic light at Shady Grove Road.

Ken Dominiec, 1404 Glasgow Lane, spoke in opposition of Item D-2 because he stated it would change the view in his backyard.

Robert Haywood, 717 Saint Andrews Lane, spoke in opposition due to traffic concerns along Rufe Snow Drive and Rapp Road.

A motion was made by Commissioner Vernon Stansell, seconded by Vice-Chairman John Baker, to close the public hearing. The motion carried unanimously.

At the request of Chairman Alvarado, Planner Washington addressed concerns about egret nesting grounds at the proposed development, stating that the developer would try to keep the birds from nesting. However, if the birds nest, the developer would not be able to proceed with construction until the egrets migrated.

Commissioner Sagar prompted the Applicant to adjust their tree standards to reflect the minimum 3" caliper requirement in the UDC. The Applicant agreed to amend the PD standards to reflect that change.

Commissioner Sagar asked if the Applicant was willing to give a percentage of facade building materials. The Applicant took a moment to discuss with their team and then stated that they would be willing to amend their standards to reflect a minimum 70% masonry and a maximum of 30% stucco/ cementitious fiber.

Commissioner Sagar asked the Applicant for their reasoning for reducing the sidewalk width along Rapp Road. The Applicant stated they wanted to discourage citizens from using those sidewalks. Commissioner Sagar asked if the Applicant would consider proposing a sidewalk width of 6' to match the UDC requirement along thoroughfares. The

Applicant stated they would consider it.

Commissioner Sagar asked if the Applicant would consider changing the lot coverage standards to better match the requirements in UDC. The Applicant stated no.

A motion was made by Commissioner Erik Leist to approve Item D-2 with the condition that the Applicant propose a 6' sidewalk along the south side of Rapp Road.

Vice-Chairman John Baker seconded the motion with an amendment, seconded by Commissioner Gregory Will, that the Applicant increase the minimum dwelling size to 2,500 square-feet or greater. The amendment to the motion failed by the following vote:

AYE: 2 - Commissioner Gregory Will, Vice-Chairman John Baker

NAY: 5 - Chairman Paul Alvarado, Commissioner Erin Pfarner, Commissioner Vernon Stansell, Commissioner Erik Leist, Commissioner Leslie Sagar

Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, moved to amend the original motion made by Commissioner Erik Leist, with the following conditions:

- 1. That the Applicant propose a 6' sidewalk along the south side of Rapp Road to meet the UDC requirement along thoroughfares.**
- 2. That the Applicant consider addressing the percentage of masonry to be used on home facades to be 70% minimum of brick or stone, and 30% of other finishes, such as stucco and cementitious fiber.**

The motion to amend carried unanimously.

A vote was taken for the original motion made by Commissioner Erik Leist, seconded by Vice-Chairman John Baker, to approve Item D-2, with the following conditions:

- 1. That the Applicant propose a 6' sidewalk along the south side of Rapp Road to meet the UDC requirement along thoroughfares.**
- 2. That the Applicant consider addressing the percentage of masonry to be used on home facades to be 70% minimum of brick or stone, and 30% of other finishes, such as stucco and cementitious fiber.**

The motion carried unanimously.

E. ADJOURN

Chairman Alvarado adjourned the meeting at 8:54 p.m.

Chairperson

Staff Liaison