



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, March 9, 2021

PRE-MEETING BRIEFING 6.32 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

Chairperson Gary Ponder called the virtual Pre-Meeting Briefing to order at 6:32P.M.

The following Commissioners were present:

Gary Ponder, Chairperson

Ralph Osgood, Vice Chairperson

Paul Alvarado

James Dawson

Leslie Sagar

Thomas Thompson

Phillip Maxwell- Alternate

Logan McWhorter- Alternate

Commissioner Bob Apke was absent.

Staff present included Matthew Cyr, Planner I; Julie Smith, Director of Community Development; Mary Meier Culver, Acting Economic Development Director; Sean Vreeland, Director of Information Technology and Amy Botcher, Planning Technician.

Chairperson Ponder welcomed Logan McWhorter as Alternate 2 for the Planning and Zoning Commission.

B. WORK SESSION

1. Future Land Use Plan Discussion

Chairperson Ponder stated he was able to watch the public meetings that were held the previous week regarding FLUP. He expressed his gratitude to CDD Smith and her fine delivery of a presentation and the good public participation both at the in-person meeting as well as the virtual meeting. He said in tonight's meeting, Staff would give an update since their last meeting, as well as the schedule moving forward.

CDD Smith said the updated information and maps for FLUP were located on the City's website at www.cityofkeller.com. She added there had been great public input as well as from Councilmembers that had been added to the proposal. The next P&Z meeting on March 23, 2021, would include a public hearing for the FLUP. She stated the cut off for comments and questions would be April 13, 2021, in order to provide the comments to the City Council for their April 20, 2021, meeting.

CDD Smith stated the main change between the 1998 FLUP and the proposed were the land use categories. There was some concern over creating a two-acre minimum Rural Residential category by Council, therefore, the minimum requirement proposed was reduced to would be 36,000 square-feet. She asked the Commission to assist with determining what the cut off between high density single-family and medium density single-family. CDD Smith spoke about adding a PGT land use category for Patio, Garden, Townhomes, duplexes and quadplexes. The PGT category is proposed at five units minimum per acre.

Mary Meier Culver, Acting Economic Development Director, talked about the newly proposed Tech Flex Overlay category. She stated this was a great opportunity for larger businesses or small business with higher paying jobs. She also briefly mentioned the TIRZ (Tax Environmental

Reinvestment Zone #2) plan as well as the economic development investment in the area through sales tax revenue including Old Town Keller. This information was available on the website from the February 24th City Council work session.

Commissioner Sagar asked CDD Smith if there was an updated exhibit showing the latest boundaries of the proposed TIRZ #2.

CDD Smith said the map had gone through a few changes and was available online and also in the Town Hall Atrium. She pointed out the change along North Main of going to medium density from PGT north of Bancroft Road. Public input related to the FLUP and map was being collected and would be presented to City Council on the 16th and may result in further changes.

Chairperson Ponder asked about the concern of one Commissioner on the display of FLUP maps at Town Hall.

CDD Smith explained the confusion was on the lot sizing of the various land use categories between the three FLUPs. She added a separate "key" would be added to the bottom of each FLUP map referencing the proposed land use categories.

Chairperson Ponder stated there seemed to be a general theme of opposition to high density among the comments being made. He asked CDD Smith if those questions and concerns would be posed to Council.

CDD Smith responded, yes, along with all comments received from the public. She then explained that the next P&Z meeting on the 23rd, the Commission would be considering the final draft for recommendation to Council. There were no other comments related to the FLUP.

Commissioner Alvarado suggested the P&Z meet in person for their next meeting. He stated there could be a large number of participants given the FLUP item and allowing an “in-person” meeting would be beneficial.

Commissioner Thompson agreed with Commissioner Alvarado.

Commissioner Sagar stated Staff was able to hold a very successful virtual public meeting for the FLUP on the prior weekend. She added she preferred not to meet in person as of yet.

Commissioner Thompson asked if City Council was meeting in person. He also asked if Staff had done a cost analysis on in-person versus zoom meetings. He added the Governor had removed the mask mandates effective March 10, 2021.

CDD Smith explained that though no cost-benefit analysis had been done, the same staff was required for both. It did save developers some cost because architects, engineers, etc. didn't have to travel to Keller to participate. She also explained that the emergency declaration had been extended another 30 days, so P&Z is allowed to continue to meet virtually.

By way of example, Commissioner Alvarado said there was a glitch on the last 40 minutes of the audio for the in-person public meeting on the FLUP. Consequently, he couldn't listen to that portion of the meeting. He felt it was a disservice to the public not to meet in person.

Commissioner Ponder asked him to clarify the term “disservice.”

Commissioner Alvarado stated the communication issues such as dropped calls, bad service, ect. needed to be considered.

Chairperson Ponder asked Staff if anyone had complained about having virtual meetings.

CDD Smith stated there had been none.

Commissioner Sagar stated thought also needed to be given to those who would feel better calling in instead of participating in person.

Commissioner Osgood said he was very pleased with the Staff and the zoom meetings.

Commissioner Dawson stated he thought participation over zoom would be higher. He added it offered an ease to residents not having to leave their home.

Commissioner Alvarado said as leaders, the Commission needed to show leadership.

Commissioner Maxwell said he thought it was important to give people options; however, the Commission needed to be on the same page. He did agree there was no substitute for in person, especially on important issues such as the FLUP.

Commissioner Alvarado made a motion to approve meeting in person observing all safety protocols for the next meeting, seconded by Commissioner Thompson. The motion failed by a vote of 4-3. Aye: Commissioner Maxwell, Commissioner Alvarado and Commissioner Thompson.
Nay: Commissioner Sagar, Commissioner Ponder, Commissioner Dawson and Commissioner Osgood.

Commissioner Sagar made a motion to continue meeting virtually, seconded by Commissioner Dawson. The motion passed by a vote of 4-3. Aye: Commissioner Sagar, Commissioner Ponder, Commissioner Dawson and Commissioner Osgood.
Nay: Commissioner Maxwell, Commissioner Alvarado and Commissioner Thompson.

C. DISCUSS AND REVIEW AGENDA ITEMS

1. Final Plat for 245 Lorine Street.

No discussion for this item.

D.ADJOURN

Chairperson Gary Ponder adjourned the Pre-Meeting at 7:16 P.M.

REGULAR MEETING 7:00 P.M.**A. CALL TO ORDER – Chairperson Gary Ponder**

Chairperson Gary Ponder called the meeting to order at 7:00 P.M.

Chairperson Ponder expressed his gratitude to Staff, Sean Vreeland, Brent Rankin, Mark Hafner, the Mayor and City Council for granting the request of the Planning and Zoning Commission to have meetings virtually.

B. PERSONS TO BE HEARD

No one came forward.

C. NEW BUSINESS

1. [C \(1\) Consider approval of Final Plat Lot 1-R-1-A, Block 3, on a 3.47-acre tract of land, on the north side of Lorine Street, approximately 200' southwest from the North College Avenue and Lorine Street intersection, addressed as 245 Lorine, and zoned SF-8.4. First Baptist Church Keller, owner/applicant. \(P-21-0006\)](#)

Planner Smithers stated the subject property was originally platted in April 2008, when First Baptist Church utilized a section of the property as a parking lot. She said on December 8, 2020, the Planning and Zoning Commission approved a replat for 3.24 acres for lots 3 and 5-13. She added the purpose of this replat was to expand the campus of the First Baptist Church. Planner Smithers explained that the plat met all UDC requirements and the Commission consequently had to approve it.

Commissioner Dawson asked for the correct acreage.

Planner Smithers responded it was 3.47 acres.

There were no additional questions or comments.

Commissioner Thompson made a motion to approve Item C (1), seconded by Commissioner Maxwell. The motion carried unanimously.

D. ADJOURN

Chairperson Gary Ponder adjourned the meeting at 7:31P.M.

Chairperson

Amy Botcher, Planning Technician