



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, February 25, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 6:30 p.m.

The following Commission Members were present:

Paul Alvarado, Chairman
John Baker, Vice-Chairman
Erin Pfarner
Erik Leist
Bill Schlegel
John Scott
Ross Brensinger

The following Commission Members were absent:

Deborah Johnson
Michelle Sandoval Cabanas

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Barte; Planner I Alexis Russell; Planner I Calvin Eddleman and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on February 18, 2025.](#)

CDD Hensley gave a brief recap of the February 18, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: CDD Hensley gave brief background on the final plat for the Right of Way (ROW) abandonment at 1271 S. Main St.

Item D-2: Planner Russell gave brief background on the Specific Use Permit (SUP) request for a carport at 608 Norma Ln. There was a brief discussion regarding the requirement for carports to exceed the maximum allowed size, the three structures currently on the property, the exception made for the satellite antenna, and the time frame for how long the carport will remain on the site.

Item D-3: CDD Hensley gave brief background on the zoning change request for 8660

Clara Lane and 8733 Indian Knoll Trail. It was clarified that the zoning change from Single Family 36,000 (SF-36) to Single Family 30,000 (SF-30) would not entitle future development to take place at less than the zoning allows.

Item D-4: CDD Hensley gave brief background on the request for a Future Land Use Plan (FLUP) amendment for 8660 Clara Lane and 8733 Indian Knoll Trail. There was a brief discussion regarding the history of the property.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:48 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado 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.

Chairman Alvarado invited the public to speak on any topic. No member of the public came forward to speak.

D. NEW BUSINESS

1. [Consider a request for a Final Plat for Lot 4R, Block A of Martins Subdivision, located approximately 1,200 feet southeast from the intersection of Wall-Price Keller Road and U.S. Hwy. 377, being a replat of Lot 4, Block A of Martins Subdivision, a proposed 2.568-acre non-residential lot and a portion of Rapp Road, a variable width right-of-way to be abandoned by this plat, zoned Commercial \(C\), and addressed 1271 South Main Street. Praveen Nagunoori, Owner/Applicant. \(PLAT-2501-0002\)](#)

CDD Hensley gave a presentation on the request for a Final Plat for the ROW abandonment at 1271 S. Main St.

The Applicant, Praveen Nagunoori, came forward to be introduced.

A motion was made by Commissioner Ross Brensinger, seconded by Vice Chairperson John Baker, to approve Item D-2 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for Specific Use Permit \(SUP\) for an 800 square-foot detached carport, on 2.96 acres, located on the east side of Norma Lane, approximately 185 feet from the intersection of Norma Lane and Johnson Road, legally described as Lot 2A, Block 2 of Harvels Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 608 Norma Lane. Brian Morovitz, Owner/Applicant. \(SUP-2501-0006\)](#)

Planner Russell gave a presentation on the SUP request for a carport at 608 Norma Lane. The item was rescheduled to be presented after Item D-4 due to the Applicant's late arrival.

Chairman Alvarado opened the public hearing.

No public comments received.

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

A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to table the Item vote until later in the evening to allow time for the Applicant to arrive. The motion carried unanimously.

The Applicant, arrived at 8:00 p.m. The Commission resumed consideration of Item D-2 following Item D-4. and came forward to speak about his proposal.

The Applicant, Brian Morovitz (608 Norma Lane), came forward to speak about his proposal.

The Commission and Staff discussed the proposed structure. Staff clarified that there are strict limits on the types and sizes of structures, as outlined in the Unified Development Code, and emphasized that the building permit process would ensure compliance with these regulations.

The Commission recommended that the Applicant collaborate with Staff to revise the language regarding the temporary structure in the proposal. The Applicant clarified that the structure will be built on a 4-inch gravel or concrete base.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to approve Item D-2 as presented. The motion carried by the following vote:

AYE-6: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Ross

Brensinger; Commissioner Bill Schlegel; Commissioner John Scott; Commissioner Erik Leist

NAY-1: Commissioner Erin Pfarner

3. [PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots \(SF-36\) to Single-Family Residential 30,000 square-foot lots \(SF-30\) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Charles H. Talley, Owner. \(ZONE-2501-0003\)](#)

CDD Hensley gave a presentation on the zoning change request for 8660 Clara Lane and 8733 Indian Knoll Trail.

The Applicant, William Solomon (4512 Legacy Dr.), provided their own presentation.

Chairman Alvarado asked CDD Hensley to give an overview on the purpose and history of the FLUP.

Chairman Alvarado opened the public hearing.

The following came forward in opposition to the project:

John Barmore (8709 Indian Knoll Trail)
Mark Powell (9012 Indian Knoll Trail)
Charles Coleman (2107 Legacy Court)
Connie Coleman (2107 Legacy Court)
Neil Webb (8609 Indian Knoll Trail)
Kim Fouts (2108 Legacy Court)
Steve Phillips(8900 Indian Knoll Trail)
Debbie Bryan (760 Mt. Gilead Road)

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Erik Leist, to close the public hearing. The motion carried unanimously.

There was a discussion among the Commission, Staff, and the applicant focused on addressing traffic, drainage, architecture, sewer connections, and neighbor engagement for the development proposal.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to approve Item D-3 as presented. The motion carried by the following vote:

AYE-4: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner Erik Leist

NAY-3: Commissioner Ross Brensinger; Commissioner John Scott; Commissioner Erin Pfarner

4. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 7.2 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Charles H. Talley, Owner. \(PA-2501-0001\)](#)

CDD Hensley gave a presentation on the request for a FLUP amendment at 8660 Clara Lane and 8733 Indian Knoll Trail.

Chairman Alvarado opened the public hearing.

No public comments received.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to close the public hearing. The motion carried unanimously.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to approve Item D-4 as presented. The motion carried by the following vote:

AYE-4: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner Erik Leist

NAY-3: Commissioner Ross Brensinger; Commissioner John Scott; Commissioner Erin Pfarner

E. ADJOURN

Chairman Alvarado adjourned the meeting at 8:27 p.m.

Chairperson

Staff Liaison