



**City of Keller**  
**Planning & Zoning Commission**  
**Meeting Minutes**

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

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**Tuesday, January 10, 2023**

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**PRE-MEETING BRIEFING 5:30 P.M.**

**A. CALL TO ORDER - Acting Chairperson Greg Will**

Acting Chairperson Will called the meeting to order at 6:00 p.m.

The following Commission Members were present:

Paul Alvarado, Chairperson (Via Zoom)

Greg Will

Leslie Sagar

Erin Pfarner

Erik Leist

Vern Stansell

John Baker

Ross Brensinger (Non-voting)

GiGi Gupta (Non-voting)

Staff present included Community Development Director (CDD) Julie Smith; Assistant Community Development Director (ACDD) Sarah Hensley; City Engineer Chad Bartee; Economic Development Specialist (EDS) Siale Langi; Planner II Katasha Smithers; Planner I Amber Washington; and Planning Technician Carlos Gutierrez.

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council Action on December 20, 2022.](#)

CDD Smith gave a recap of the December 20, 2022 City Council meeting. During work session City Council discussed the new software Community Development will be transitioning to. City Council thanked the Planning and Zoning Commission for the work that was done on the sign over-lay district item for Old Town Keller north of Keller Parkway. City Council passed the item unanimously.

Commissioner Brensinger asked how many applications have been submitted for a monument sign.

CDD Smith stated none at this time.

**C. WORK SESSION**

1. [Zoning 101](#)

CDD Smith gave a presentation on the purpose of zoning to the Commission.

**D. DISCUSS AND REVIEW AGENDA ITEMS**

D-1: ACDD Hensley gave background to a Specific Use Permit (SUP) request for Desi Adda grocery store/restaurant. Commissioner Stansell asked staff if the pond that was mentioned in a resident's letter of concern was City-owned or if it belonged to the nearby community. ACDD Hensley stated the pond is city-owned parkland. Chairperson Alvarado asked if it's standard practice to count the handicap parking spaces as part of the required number of parking lot spaces. CDD Smith stated it's not.

E-1: Planning and Zoning meeting minutes required minor edits. No additional comments.

E-2: Item will be tabled.

**E. ADJOURN**

Acting Chairperson Commissioner Will adjourned the pre-meeting at 6:35 p.m.

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Acting Chairperson Greg Will**

Commissioner Will 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 Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/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.

No one came to speak during this item.

**D. OLD BUSINESS**

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a grocery store/restaurant on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner; Srinivas Chigullapalli, Applicant. \(SUP-22-0036\)](#)

ACDD Hensley gave presentation on item D-1, a request for Specific Use Permit for a grocery store/restaurant.

EDS Langi gave a brief presentation on the expected economic development impact.

The Applicants shared the background of the property and what they hope to bring to the community of Keller.

Acting Chairperson Will opened the public hearing.

Brenda Daily, stated her concerns over the impact of noise pollution from F&G Eats. She asked the Commission to please go to the site and view the issues from the prospective of residents.

Shanna Webb, shared her concerns about the security of the overall area and onsite of the property.

Angela Wilder, shared her concerns about bright lighting in the area, traffic flow, and noise.

Stewart Rennie, stated he can hear the F&G Eats noise and believes it's because of lack of landscape buffering in the green space, and recommended Economic Development to do more research on the matter.

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Vernon Stansell, to close the public hearing. The motion carried unanimously.**

Chairperson Alvarado thanked the Applicant and stated he did not believe the Applicant should have to do more than what is required for the site. He stated that the project site was constructed years before the homes nearby.

Commissioner Leist thanked those who came to speak on their concerns and gave support to the Applicant.

Commissioner Sagar stated her thanks to the Applicant and said she is in support of the item. She also asked the Applicant if they will be selling fresh vegetables.

The Applicant stated yes.

Commissioner Sagar asked Staff if the SUP request is for the grocery store.

ACDD Hensley stated yes.

Commissioner Pfarner asked the applicant when would the food preparation be done for the deli/restaurant.

The Applicant stated the food preparation would be done earlier in the day.

Commissioner Pfarner asked the Applicant if they had any data analysis on potential peak customer traffic times.

The Applicant stated that they project the average customer time in-store would be about 15 minutes.

Commissioner Baker asked the Applicant if they would be able to provide a landscape wall.

CDD Smith stated that she would have to look at the code and confirm if a landscape wall could be put in the area behind the Applicant's property.

Commissioner Stansell asked if the Applicant purchased the property.

The Applicant stated yes.

Commissioner Stansell asked how many employees they planned to hire.

The Applicant stated 10-15 employees.

Commissioner Stansell asked what percentage would be grocery sales versus prepared food sales

The Applicant stated grocery sales would be approximately 65% and prepared food sales would be approximately 35%.

Commissioner Stansell asked the Applicant if they would consider a closing time of 9:00 p.m., rather than the requested 10:00 p.m.

The Applicant stated that 10:00 p.m. was a better time for their business because of anticipated take-out orders later in the evening.

Commissioner Stansell asked the Applicant what time would they would be receiving deliveries.

The Applicant stated that they would receive a delivery once a week, but possibly twice a week if inventory is low. He also stated that a small box truck would be making the deliveries during business hours.

**A motion was made by Commissioner Paul Alvarado, seconded by Commissioner Leslie Sagar, to approve as presented Item D-1. The motion carried unanimously.**

## **E. NEW BUSINESS**

1. [Consider the minutes of the November 22, 2022 Planning and Zoning Commission Meeting](#)

**A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erik Leist, to approve the minutes of the November 22, 2022**

**Planning and Zoning Commission Meeting. The motion carried unanimously.**

- 2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to expand an existing detached accessory structure from 1,250 square feet to approximately 1,635 square feet on 1.08 acres located on the north side of Bancroft Road, approximately 550 feet northwest from the intersection of Bancroft Road and Mount Gilead Road, legally described as Lot 1, Block A of Bancroft Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1125 Bancroft Road. Mariel Ledezma, Owner/Applicant. \(SUP-22-0035\)](#)

The Applicant requested for the item to be tabled to February 14, 2023 Planning and Zoning meeting.

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Leslie Sagar, to table Item E-2 to February 14, 2023. The motion carried unanimously.**

**F. ADJOURN**

Commissioner Will adjourned the meeting at 7:55 p.m.

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Chairperson

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Staff Liaison