



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, January 28, 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
Bill Schlegel
Ross Brensinger
Deborah Johnson
Michelle Sandoval Cabanas

The following Commission Members were absent:

Erin Pfarner
Erik Leist
John Scott

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 January 21, 2025.](#)

CDD Hensley gave a brief recap of the bid award for S. Elm St. that was presented at the January 21, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Eddleman gave brief background on the Specific Use Permit (SUP) request for 600 N. Main, Building 2. There was a brief discussion regarding the reason for the store relocating from their current location.

Item E-2: Planner Eddleman gave brief background on the SUP request for 2131 Rufe Snow Dr., Suite 100. There was a brief discussion between the Commission and Staff regarding the previous Vape Shop that occupied the site prior to the SUP requirement, the legality of the products offered and the history behind the SUP requirement. Staff was asked if there had been any input from the Police Department, with CDD Hensley stating

that they may speak at the City Council meeting.

Item E-3: Planner Russell gave brief background on the request for a Planned Development (PD) Zoning change at 5899, 5909, 5943, 13492 Lambert Lane East. The Commission and Staff discussed the request for five structures, the building permit process as it applies to tree removal and the structures, how the variances will be applied in the future, and the orientation of the main structure. There was further discussion regarding the history of the previous PD request, the ability for a PD to create their own zoning guidelines, and the setbacks and height for the proposed fencing. Staff was asked to clarify if the proposal had met super majority with City Council, which Staff confirmed for the Commission. The Commission encouraged that further dialogue should be had with the neighbors.

Item E-4: CDD Hensley gave brief background on the Site Plan with variances for 401 Golden Triangle Blvd. CDD Hensley spoke to the history of the partnership between the City of Keller and City Sports, the proposed size of the facility, the services to be offered, and the requested parking variances.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:56 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:01 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.

D. CONSENT

1. [Consider the minutes of the January 14, 2025 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to approve the minutes of the January 14, 2025

Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for County Line Records, to operate a retail store with used goods and merchandise sales, located in an approximately 2,500 square-foot lease space, on approximately .86 acres located at the intersection of North Main Street and Johnson Road, legally described as Lot 1R1, Block 1 of the L.L. McDonnell Addition, zoned Commercial \(C\) and addressed to 600 North Main Street, Building 2. Lorissa Holder, Applicant. Mark Keel, Owner. \(SUP-2501-0001\).](#)

Planner Eddleman gave a presentation on the SUP request for County Line Records to sell used goods at 600 N. Main St.

The Applicant, Lorissa Holder, spoke to their proposal.

Chairman Alvarado opened the public hearing.

No public comments received.

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

A motion was made by Commissioner Ross Brensinger, seconded by Vice-Chairman John Baker, to recommend approval of Item E-1 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Yeti Business Group to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products, located in an existing 1,190 square-foot lease space, on 1.38 acres located at approximately 260 feet northeast of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Retail \(R\) - PD - 1092 and addressed to 2131 Rufe Snow Drive, Suite 100. Khanal Rajendra, Applicant. Family Video Movie Club Inc., Owner. \(SUP-2412-0020\).](#)

Planner Eddleman gave a presentation on the SUP request for 2131 Rufe Snow Dr.

The Applicant, Khanal Rejendra, spoke to their proposal.

Chairman Alvarado opened the public hearing.

No public comments received.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Michelle Sandoval Cabanas, to close the public hearing. The motion carried unanimously.

The Commission and Staff discussed stores with the same use within Keller, the 2022 SUP requirement change, and the space for storage within the suite. They also discussed

opposition letters, concerns about the use not meeting the harmonious and compatible standards, and health concerns the use may present to the community. It was further suggested to the Applicant that they reach out to the community.

A motion was made by Commissioner Ross Brensinger, seconded by Vice-Chairman John Baker, to deny Item E-2 as presented. The motion carried by the following vote:

AYE-5: Chairman Paul Alvarado, Vice-Chairman John Baker, Commissioner Ross Brensinger, Commissioner Deborah Johnson, Commissioner Michelle Sandoval Cabanas

NAY-1: Commissioner Bill Schlegel

3. [PUBLIC HEARING: Consider a recommendation for a Planned Development Zoning Change for Mountain Blue, a Planned Development Zoning Change from Single Family Residential-36,000 square foot lots \(SF-36\) to Planned Development - Single Family Residential-36,000 square foot lots, consisting of one residential lot on approximately 10.6 acres of land, legally described as Lot 1, Block A and Lot 1, Block B of the Mountain Blue Addition, and Abstract 592 Tract 8C03, 8C04, 8C1 & 8C2, and 10D of the Jesse Gibson Survey, located on the north side of Lambert Lane East, approximately 680 feet west of the Lambert Lane East and Ottinger Road intersection, and addressed as 5899, 5909, 5943, and 13492 Lambert Lane East. Steel & Silver LLC, Owner. DCG Engineering, Applicant. \(ZONE-2501-0001\)](#)

Planner Russell gave a presentation on the PD request for Mountain Blue.

The Applicant, David Gregory, spoke to their proposal.

Chairman Alvarado opened the public hearing.

The following came forward to speak in support of the project-

Vaughn Proffit (5938 Lambert Ln)
Danielle Doty (5898 Lambert Ln)
Wendy Rovell (1650 Lambert Ln E.)

The following came forward to speak in opposition to the project-

Leslie Sagar (2190 Ottinger Rd)
Larry Foster (13475 Lambert Ln)
Linda Brown Schneely (2100 Ottinger Rd)

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

The Commission and Applicant discussed plans for lights at the football field, with the Applicant clarifying that lights are not included at this time. Neighbors' concerns were also

discussed, and the Commission suggested that Applicants reach out to address them. The discussion also touched on changes made to the clubhouse, carport, the photometric plans, the fence height and setbacks, security issues, and traffic mitigation.

A motion was made by Commissioner Ross Brensinger, seconded by Vice-Chairman John Baker, to recommend approval of Item E-3 as presented. The motion carried unanimously.

4. [Consider a request for a Site Plan with variances for City Sports, a proposed athletics/recreation facility on the south side of Golden Triangle Boulevard on 7.81 acres, approximately 2,100 feet northwest from the Sports Parkway and Soccer Parkway intersection within the Keller Sports Park, legally described as Lot 5, Block A of Keller Athletic Complex Addition, zoned Commercial - City Owned Property \(C\) and addressed 401 Golden Triangle Boulevard. City of Keller, Owner. City Sports, Applicant. \(SITE-2411-0008\)](#)

There was a discussion between the Commission and Staff focused on the parking issues related to the project. The Applicant provided clarification on the parking layout design choice. Additionally, there were several topics discussed including the requirements for parking space sizes, current parking needs, the potential for shared parking with Keller Sports Park, and public safety implications due to the project's location near a public street.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Ross Brensinger, to approve Item E-4 as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 8:49 p.m.

Chairperson

Staff Liaison