



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, April 25, 2023

PRE-MEETING BRIEFING 6:15 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

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

The following Commission Members were present:

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

Staff present: Interim Community Development Director (ICDD) Sarah Hensley; Planner I Amber Washington; City Engineer Chad Bartee; Economic Development Specialist (EDS) Siale Langi; Plans Examiner Carlos Gutierrez; and Planning Technician Alexis Russell.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council Action on April 18, 2023.](#)

ICDD Hensley gave a recap of the April 18, 2023 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

D-1: ICDD Hensley gave background on the replat for multiple lots owned by First Baptist Church. No variances were requested so the Commission's only option was to approve Item D-1 as presented. Commissioner Sagar asked for clarification about previous plat submittals by the Applicant.

E-1: The Commission congratulated Staff on the lack of required edits to the April 11, 2023 Planning and Zoning Commission minutes. No additional comments given.

E-2: Planner Washington gave background on a Specific Use Permit (SUP) for a carport

at 1506 Treehouse Lane South. Commissioner Brensinger brought up a discrepancy in the measurements provided by the Applicant, which Planner Washington clarified. Commissioner Stansell asked about the property easements. Planner Washington responded that there is an easement in the back of the property. Vice-Chairperson Baker asked about planned materials for the retaining wall. Planner Washington stated that the Applicant would be able to clarify. Vice-Chairperson Baker asked if the city still allowed railroad ties for retaining walls. City Engineer Bartee stated that there are no restrictions on materials for retaining walls unless it is structural.

E-3: Planner Washington gave background on three SUPs for an accessory structure at 805 Ledara Lane. Commissioner Pfarner asked for clarification differing the three SUPs. Planner Washington answered that the three SUPs are for the size, height, and square-footage of the accessory structure compared with the home's square-footage.

E-4: ICDD Hensley gave background on the existing SUP for 901 Barbara Lane and the request for a 10-month extension submitted by the Applicant. Commissioner Will asked Staff if the Applicant's request is reasonable. ICDD Hensley stated that it is. There is general discussion among the Commission about the overall timeline of the SUP.

E-5: ICDD Hensley gave background on the Site Plan with variance for parking request for Desi Adda, a restaurant and grocer at 1110 Keller Parkway. Commissioner Sagar and Commissioner Pfarner asked clarifying questions about the parking requirements for the previous and future uses of the building.

E-6: ICDD Hensley gave background on the ongoing SUP process at Kroger, 2061 Rufe Snow Drive, and the current request for a UDC exception for two movement control signs. There are general questions from the Commission about the size variance. ICDD Hensley answered that Staff can approve signs up to six square-feet, but the Applicant proposed 12.5 square-foot signs. She stated that the Applicant would be at the regular meeting to answer questions. Commissioner Pfarner raised concern about light pollution. ICDD Hensley answered that there is a screening wall between the proposed signs and the adjacent neighborhood. There is general discussion among the Commission about placement of the movement control signs. Chairperson Alvarado stated that the questions should be asked of the Applicant. Commissioner Brensinger and Commissioner Leist asked if the delivery time restrictions to Kroger are going to apply to neighboring businesses. ICDD Hensley replied that the delivery hours will apply to any of those businesses that are adjacent to the residential neighborhood. Commissioner Pfarner stated that historically the property owner is good about communicating with all the businesses in the area.

D. ADJOURN

ICDD Hensley presented a few Staff notes before the pre-meeting adjourned. The Commission came to an agreement to not hold the June 27, 2023 Planning and Zoning Commission meeting unless necessary. ICDD Hensley stated that there have been no announcements regarding the aforementioned APA Training in Southlake. ICDD Hensley

also mentioned that the Zoning 101 Part 2 training with the Commission, that was scheduled before CDD Julie Smith left, will be addressed again in the upcoming months.

Chairperson Alvarado thanked Staff for their efforts in the recent transitional period.

There is general conversation among the Commission to clarify previous talking points including the ordering of Planning and Zoning Commission shirts.

Chairperson Alvarado adjourned the pre-meeting at 6:44 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Paul Alvarado

Chairperson 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. CONSENT

1. [Consider approving a Final Plat of Lot 10-R, Block A, First Baptist Church Addition, being a replat of portions of Johnson Addition and the Samuel Needham Survey, Abstract No. 1171, being approximately 5.676 acres located at the northwest corner of Pearl Street and Jessie Street, zoned Old Town Keller \(OTK\) and Single-Family 8,400 square-foot minimum lots \(SF-8.4\) and addressed as 238, 222, 216 and 214 Ruby Street, 135, 145, 205, 211 Pearl Street, 213, 217, 221, 231 and 237 Jessie Street, and 224, 220 and 218 Lorine Street . First Baptist Church, Owner/Applicant. \(P-23-0002\)](#)

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erik Leist, to approve Item D-1 as presented. The motion carried unanimously.

E. NEW BUSINESS

1. [Consider the minutes of the April 11, 2023 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Erin Pfarner, to approve the minutes of the April 11, 2023 Planning and Zoning Commission Meeting. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 350 square-foot carport, on approximately .9 acre, approximately 170 feet southeast from the intersection of Ottinger Road and Treehouse Lane South, legally described as Lot 26, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1506 Treehouse Lane South. Brian Modrzejewski, Applicant/Owner. \(SUP-23-0012\)](#)

Planner Washington gave a presentation on Item E-2, a request for an SUP for a carport at 1506 Treehouse Lane South.

The Applicant had no additional comments.

Chairperson Alvarado opened the Public Hearing.

John Pena, 1701 Castle Cove Court, stated his support for Item E-2 as a neighbor of the Applicant.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Leslie Sagar, to close the public hearing. The motion carried unanimously.

Commissioner Sagar thanked the Applicant for reaching out to his neighbors and the neighbor for coming to speak his support.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Gregory Will, to approve Item E-2 as presented. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for three Specific Use Permits \(SUPs\) for an approximately 3,160 square-foot accessory structure with an average height of 17.5 feet, on approximately 1 acre, approximately 1,000 feet northwest from the intersection of Rhonda Road and Ledara Lane, legally described as Lot 9, Block 3 of the County Place Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 805 Ledara Lane. Bryce Wolf, Applicant. William Powell, Owner. \(SUP-23-0011\)](#)

Planner Washington gave a presentation on Item E-3, a request for SUPs for an accessory structure at 805 Ledara Lane.

The Applicant had no additional comments.

Chairperson Alvarado opened the Public Hearing

No public comments received.

A motion was made by Leslie Sagar, seconded by Commissioner Vernon Stansell, to close the public hearing. The motion carried unanimously.

Commissioner Leist asked about the concrete driveway plans in regard to the perceived two entrances to the property.

The Applicant, Bryce Wolf, answered that the new driveway will go behind the house to access the structure. Wolf stated that the property owner has no intention to pave the entrance where there is a motorized gate.

Commissioner Sagar commended the property owner for gathering support from their neighbors.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner John Baker, to approve Item E-3 as presented. The motion carried unanimously.

4. [PUBLIC HEARING: Consider a request for one amendment to an existing Specific Use Permit \(SUP\) by allowing a 10-month extension to the time the Applicant may reside in the existing home while the new home is being built, on a property legally described as Lot 2, Block A of the VRA Addition, being 5.69-acres, located at the intersection of Barbara Lane and Rufe Snow Drive, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\) and addressed as 901 Barbara Lane. Sean Alibrando, Owner/Applicant. \(SUP-23-0013\)](#)

ICDD Hensley gave a presentation on Item E-4, a request for an SUP amendment for a 10-month extension to the time the Applicant may reside in the existing home at 901 Barbara Lane.

The Applicant was not present to give any comments.

Chairperson Alvarado opened the Public Hearing.

No public comments received.

A motion was made by Commissioner Gregory Will, seconded by Commissioner Vernon Stansell, to close the public hearing. The motion carried unanimously.

Commissioner Pfarner asked about the timing of the requested SUP extension beginning on May 2, 2023 in regard to Planning and Zoning Commission and City Council meetings.

ICDD Hensley answered that there is no concern unless City Council denies the extension, because then the Applicant would be in violation of the SUP.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Vernon Stansell, to approve Item E-4 as presented. The motion carried unanimously.

5. [Consider a request for a Site Plan Amendment with a variance for Desi Adda, in an existing 7,100 square-foot building, situated 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; Ramesh Tinnanooru, Applicant. (SP-23-0005)

ICDD Hensley gave a presentation on Item E-5, a request for approval of a Site Plan Amendment for Desi Adda, an Indian restaurant at 1110 Keller Parkway, with a variance for parking.

The Applicant had no additional comments.

Commissioner Leist thanked the Applicant for bringing their business to the City of Keller. He mentioned that *Paper City Magazine* headlined the City of Keller as a "foodie hotspot" with new restaurants emerging, and thanked the Applicant for being a part of that.

Commissioner Sagar stated she believed the Applicant's request was reasonable and commended them for maneuvering around the parking challenges presented.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to approve Item E-5 as presented. The motion carried unanimously.

6. Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations, for two movement control signs for Kroger grocery store, located on 6.6 acres located on the east side of Rufe Snow Drive, approximately 440 feet southeast from the intersection of North Tarrant Parkway and Rufe Snow Drive, legally described as Lot 2R1, Block A of Keller Place Addition, zoned Retail (R) and addressed 2061 Rufe Snow Drive. Whitestone Keller Place, LLC, Owner; Kroger Texas - Richard Binkley, Applicant. (UDC-23-0005)

ICDD Hensley gave a presentation on Item E-6, a request for a UDC special exception for movement control signs for Kroger grocery store on 2061 Rufe Snow Drive.

The Applicant had no additional comments.

Commissioner Pfarner requested that the Applicant elaborate on the illumination of the signs.

The Applicant, Craig Winkler, stated that the signs will be internally illuminated by LEDs.

Commissioner Pfarner brought up previous neighbor complaints about noise and lights.

The Applicant stated that the signs would be faced away from the adjoining neighborhood and that the objective was to stop delivery trucks from driving behind the store after hours.

Commissioner Leist thanked the Applicant for working to rectify issues with the community and stated his opinion that the signs are a good solution.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Gregory Will, to approve Item E-6 as presented. The motion carried unanimously.

F. ADJOURN

Chairperson Alvarado adjourned the meeting at 7:39 p.m.

Chairperson

Staff Liaison