



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, September 10, 2024

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
Erin Pfarner
Erik Leist
Vernon Stansell
Ross Brensinger
Gigi Gupta

The following Commission Members were absent:

John Baker, Vice-Chairman
Luz Rodriguez

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on September 3, 2024.](#)

CDD Hensley gave a brief recap of the OTK parking committee recommendation and City Council meeting from September 3, 2024.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: CDD Hensley gave a brief summary of the Specific Use Permit (SUP) request for Houghton Horns.

There was a brief discussion about the Applicant's previous receipt of grants from Economic Development (ED).

Item E-2: Planner Russell gave a brief summary of the Planned Development (PD) amendment for Beverly Grove.

There was a brief discussion among the Commission and Staff regarding several topics

including the conditions in the development standards listed on the original approved PD from October 2021, compared to the proposed amendments.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 7:00 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:08 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 August 27, 2024 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to approve the minutes of the August 27, 2024 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 Houghton Horns to operate an Entertainment Facility \(Indoor or Outdoor\) and Commercial wedding/event venue, in an existing 5,685 square-foot building on 0.59 acres, located on the east side of South Elm Street, between Taylor Street and Hill Street, legally described as Lot 1, Block A of the Lucas & Thompson Addition, zoned Old Town Keller and addressed 137 Hill Street. Houghton Horns LLC, Applicant/Owner. \(SUP-2408-0005\)](#)

CDD Hensley gave a presentation on an SUP request for Houghton Horns at 137 Hill St.

Derick Wright,(1129 Oak Ln, Owner/Applicant), spoke to their intent to hold concerts and art events. He further spoke on the desire to remain harmonious with the current code.

Chairman Alvarado opened the public hearing.

No public comments received.

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

There was a discussion between Commissioner Brensinger and CDD Hensley about the SUP process for a future tenant at the same location, should the current applicant leave the site.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend approval of Item E-1 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Planned Development \(PD\) amendment for Beverly Grove, being approximately 11.79-acres on the east side of Rufe Snow Drive, on the southeast corner of Rapp Road and Rufe Snow Drive, zoned Planned Development 2039-Single Family Residential-8,400 square foot minimum, on the property legally described as Lots 1-9, 10X, and 11X, Block A, Lots 1-11 and 12X, Block 2, and Lots 1-13 and 14X, Block 3 of the Beverly Grove Addition. Bo Trainor, Applicant. Sunrise Partners LLC, Owner. \(ZONE-2407-0002\)](#)

Planner Russell gave a presentation on the PD Amendment request for Beverly Grove.

The Applicant, Austin Riley, (5600 Clearfork Main St, Suite 170), spoke to history of the PD.

The Builder, Addison Rogers, (7609 Westour Dr.), gave his own presentation on behalf of Toll Brothers.

Chairman Alvarado opened the public hearing.

The following residents spoke in opposition to Item E-2:

Kyle Talbot, 1302 Austin Thomas Dr.

Barry Johnson, 1004 Atlee Dr.

Cynthia McMurry, 1334 Austin Thomas Dr.

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

There was discussion between the Commission and the Applicant and Builder about the requested change to modify the percentage of j-swing garages. The Builder explained that the request to allow more front facing garages was based on factors such as the percentage of these garages in other communities, plans to build to a 25-foot setback, and the size of driveways. CDD Hensley confirmed that impervious space would only include flatwork with a structure.

There was additional discussion about the exhibit provided by the Builder showing examples of garage types in the development. It was clarified by Staff that the proposed

elevations that the Builder provided as an example of a j-swing garage would instead count towards the allowed percentage of front-facing garages. CDD Hensley clarified that some front-facing garages are allowed if they meet the 100-foot setback.

The Commission also discussed the proposed square footage for homes and drainage concerns. Commissioner Gupta questioned the Builder and Applicant about drainage concerns, while Commissioner Alvarado asked CE Chad Bartee about the city's perspective on drainage. Commissioner Leist suggested that the Applicant consider building larger homes on corner lots to meet the original approved ordinance. Commissioner Alvarado suggested the Applicant work with staff before submitting their request to the City Council.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to deny Item E-2 as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 8:21 p.m.

Chairperson

Staff Liaison