



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 14, 2023

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

Chairperson Alvarado called the meeting to order at 6:00 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 included Community Development Director (CDD) Julie Smith; Assistant Community Development Director (ACDD) Sarah Hensley; City Engineer Chad Bartee; Economic Development Specialist, 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 February 7, 2023.](#)

ACDD Hensley gave a recap of the February 7, 2023 City Council meeting. During work session, Staff shared with City Council the increasing request for car washes and gave a presentation. City Council gave Staff direction to remove the car wash use from the Retail and Neighborhood Services zoning districts. A Specific use Permit (SUP) for a grocery store/restaurant at 1110 Keller Parkway (Desi Adda) was approved unanimously. A detailed Site Plan for Black Rock coffee shop located in Center Stage was approved unanimously.

C. DISCUSS AND REVIEW AGENDA ITEMS

D-1 Planner Smithers gave background on a Final Plat for Greenway Park Addition. Commissioner Sagar asked why there wasn't a Preliminary Site Evaluation

(PSE) before the Final Plat. CDD Smith clarified the process for both the Final Plat and PSE and why the Applicant can move forward with a Final Plat.

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

E-2 CDD Smith gave background on items related to 1661 S Main, a request for a zoning change and an SUP. The Applicant requested the items to be tabled.

D. WORK SESSION

1. [Select Planning and Zoning Vice-Chairperson.](#)

Chairperson Alvarado called for an informal vote to nominate Commissioner Baker to be the Planning and Zoning Vice-Chairperson. Commissioner Will seconded the motion. The vote was unanimous with the exception of Commissioner Baker abstaining.

2. [Zoning 101 \(Part 2\)](#)

CDD Smith gave part two of a presentation on Zoning 101.

E. ADJOURN

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

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Paul Alvarado

Chairperson Alvarado called the meeting to order at 7:04 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 for Greenway Park Addition and Perrigo Place consisting of 38 residential lots, six open space lots, and two commercial lots, being approximately 57.61 acres located approximately 1,500 feet southeast of the intersection of Mount Gilead Road and North Main Street \(HWY 377\), zoned Planned Development](#)

Single-Family 20,000 square-foot minimum lots (PD-SF-20), Single-Family 36,000 square-foot minimum lots (SF-36), Commercial (C), and addressed as 1108, 1100, and 1130 North Main Street. Mark Weatherford, MM Greenway Park, LLC., Applicant/Developer/Owner. Anne Burfitt and Sue Salstrand, PBS Family Limited Partnership, Owner. Richard Gibson, Owner. (P-23-0003)

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

E. NEW BUSINESS

1. Consider the minutes of the January 24, 2023 Planning and Zoning Commission Meeting.

A motion was made by Commissioner Gregory Will, seconded by Commissioner Erik Leist, to approve the minutes of the January 24, 2023 Planning and Zoning Commission Meeting. The motion carried unanimously.

2. PUBLIC HEARING: Consider a request for a zoning change from Commercial to Light Industrial on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial and addressed 1661 S. Main Street. Magic Petroleum, LLC, Owner; Peyco Southwest Realty, Applicant. (Z-22-0005)

Chairperson Alvarado opened the Public Hearing.

No comments received.

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Erin Pfarner, to table item E-2 to the February 28, 2023 Planning and Zoning meeting. The motion carried unanimously.

3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for F5 Auto Center, a major automobile repair facility (excluding paint and body work), on approximately 1.37 acres located on the east side of South Main Street, at the intersection of Calverley Place and South Main Street, legally described as Lot 5R of the South Meadow Industrial Park Addition, zoned Commercial and addressed 1661 S. Main Street. Magic Petroleum, LLC, Owner; Peyco Southwest Realty, Applicant. (SUP-22-0039)

Chairperson Alvarado opened the Public Hearing.

No comments received.

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Erik Leist, to table item E-2 to the February 28, 2023 Planning and Zoning meeting. The motion carried unanimously.

F. ADJOURN

Chairperson Alvarado adjourned the meeting at 7:10 p.m.

Chairperson

Staff Liaison