

MINUTES OF THE REGULAR MEETING
PLANNING AND ZONING COMMISSION

June 26, 2017

REGULAR MEETING 7:12 P.M.

A. CALL TO ORDER – Chairperson

A regular meeting of the City of Keller Planning and Zoning Commission was called to order by Vice Chairperson Dave Reid with the following members present:

Leslie Sagar
Amanda Bigbee
Vernon Stansell

Commissioners Ponder, Page, and McCrea were absent. Staff present included, Michele Berry, Senior Planner, Daniel Turner, Planner I; Chad Bartee, City Engineer; and Tommy Simmons, Police Captain.

B. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag.
2. Pledge to the Texas Flag.

C. PERSONS TO BE HEARD

No public comments were received.

D. CONSENT

1. Consider approval of the minutes for the meeting of June 12, 2017.

Commissioner Sagar made a motion to approve the consent agenda. Commissioner Stansell seconded and the motion carried unanimously (4-0).

E OLD BUSINESS

None.

F. NEW BUSINESS

1. Consider a recommendation for a variance to the Unified Development Code, Section 8.11, Fencing Requirements in Residential Zoning Districts to allow a six-foot (6') wrought iron fence to encroach into the side yard building setback of a single-family residential property, located on 0.136-acres, on the southeast corner of Bear Creek Parkway, and Laurel Lane, being Lot 1, Block B, Creekview Phase II, at 8845 Laurel Lane, and zoned PD-PH (Planned Development – Patio Home). Zhangyi He, owner/applicant. (UDC-17-0011)

Daniel Tuner, Planner I, gave staff's presentation and professional opinion.

Additional discussion was held regarding keeping track of contractors that violate city ordinances.

Commissioner Stansell made a motion to approve Item F-1 with the following condition:

Commissioner Bigbee seconded and the motion carried unanimously (4-0).

2. PUBLIC HEARING: Consider a recommendation of a Zoning Change from SF-15 (Single Family Residential – 15,000 square foot minimums) to SF-36 (Single Family Residential – 36,000 square foot minimums), for a single-family acreage lot, being Lot 4, Block A, Frank Lane Estates, located on the south side of Frank Lane, approximately 1,000 feet east of Whitley Road, at 128 Frank Lane. Kimberly and Carl Urbanski, owners/applicants. (Z-17-0010)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. Mr. Carl Urbanski, applicant, was present.

Vice Chairperson Reid opened the public hearing.

No public comments were received.

Commissioner Stansell motioned to close the public hearing. Commissioner Bigbee seconded and the motion carried unanimously (4-0).

No additional discussion was held.

Commissioner Bigbee motioned to approve Item F-2 as presented. Commissioner Stansell seconded and the motion carried unanimously (4-0).

3. [Consider a recommendation of a Site Plan for a proposed 6,124 square-foot retail and restaurant building, located on a 0.517-acre tract of land, being Lots 1-3, 16 and the west half of 15, Block 9, Original Town of Keller, located on the southeast corner of the South Main Street \(U.S. Hwy 377\) and Vine Street intersection at 251 South Main Street, 112 East Vine Street and 120 East Vine Street, and zoned OTK \(Old Town Keller\). James Mason, owner/applicant. Structured Building Group, developer/applicant. \(SP-16-0024 and UDC-17-0012\)](#)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. James Mason, owner, and Josh Barns, Structured Building Group, applicant, were present to answer questions.

Additional discussion was held regarding the stucco or EIF being brick or stone, the variance to the waive the requirement to install a tree at the terminus of the street parking isle, providing the west elevation for Council, patio seating area, that signage was not being considered with the site plan, and providing required antique lighting.

Commissioner Sagar made a motion to approve Item F-3 with five of the six requested variances and two additional conditions:

1. The variance request to allow the building setback to be fifteen feet (15') when the build-to scenario in this location would general merit a smaller setback to be considered.
2. The variance request to allow the patio at the front of the building, interrupting the continuous storefront on the street to be considered.
3. The variance request to allow the building height to be less than twenty feet (20') for a new single story building to be considered.
4. The variance request to allow parking on the side of the building to be considered.
5. The variance request to allow a parking reduction to the thirty-seven (37) parking spaces proposed to be considered.
6. The condition that the EIFS or stucco shown on the building elevation be changed to brick or stone.

7. The condition that antique streetlights matching the existing lights be added along Main Street and that antique streetlights be added along Vine Street, per the Old Town Keller standards.

Commissioner Bigbee seconded and the motion carried unanimously (4-0).

The meeting adjourned at 7:38 p.m.

Dave Reid – Vice-Chairperson