



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, May 14, 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
Vernon Stansell
Gigi Gupta

The following Commission Members were absent:

John Baker, Vice-Chairman
Erik Leist
Ross Brensinger
Luz Rodriguez

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Bartee; Planner I Alexis Russell.

Chairman Alvarado announced the resignation of Commissioner Will due to his election to City Council Member. He also announced the promotion of Commissioner Gupta from an Alternate to a full time voting member.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on May 7, 2024.](#)

CDD Hensley gave a brief recap of the May 7, 2024 City Council meeting.

C. DISCUSS AND REVIEW

D-1: Consider the minutes of the April 23, 2024 Planning and Zoning Commission meeting.

D-2: CDD Hensley gave a summary of the background for the final plat with five variances for the Winding Creek subdivision, at 1816 Johnson Rd.

There was a brief discussion between Chairman Alvarado and Commissioner Pfarner to

clarify that the approved variance requests on the preliminary plat are identical to the variance requests on the final plat.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:39 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:00 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.

No public comments received.

D. CONSENT

1. [Consider the minutes of the April 23, 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 April 23, 2024 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [Consider a request for a Final Plat with five variances for Winding Creek Addition, a proposed residential subdivision with ten single-family lots and one open space lot, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, being tracts 1D and a portion of 1D01, Abstract 1153 out of the John Martin Survey, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 1808 Johnson Road and a portion of 1816 Johnson Road. Cary Clarke, Devane Clarke Partnership, Ltd., Owner/Applicant. \(P-24-0004\)](#)

CDD Hensley gave a presentation on the Final Plat with five variances for Winding Creek Addition, at 1816 Johnson Rd.

Commissioner Pfarner brought to attention a discrepancy in the number of variances and the language described on the final plat sheet and the staff presentation. Chairman Alvarado clarified that the Commission would make a recommendation based on the variances described by CDD Hensley.

A motion was made by Commissioner Vernon Stansell, seconded by Alternate GiGi Gupta, to approve a request for a Final Plat with five variances for Winding Creek Addition, 1816 Johnson Rd. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 7:17 p.m.

Chairperson

Staff Liaison