



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, June 25, 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
John Baker, Vice-Chairman
Erin Pfarner
Erik Leist
Vernon Stansell
Ross Brensinger

The following Commission Members were absent:

Gigi Gupta
Luz Rodriguez

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on June 18, 2024.](#)

CDD Hensley gave a brief recap of the June 18, 2024 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: Consider the minutes of the May 28, 2024 Planning and Zoning Commission Meeting.

Item D-2: Consider the minutes of the June 11, 2024 Planning and Zoning Commission Meeting.

Item E-1: CDD Hensley gave a brief description of the Specific Use Permit (SUP) request for a detached garage at 569 Lavena St.

Item E-2: Planner Washington gave a brief description of the SUP request for the owner to live in the current home while their new home is constructed at 529 Lavena St. There was

discussion between the Commission and the Staff about the location of the new home and a brief description of the proposed new home.

Item E-3: Planner Russell gave a brief description of the SUP request, with variances, for an existing detached carport at 1856 Highland Drive East.

There was a brief discussion between the Commission and Staff about the code case that triggered the need for the Owner to acquire an SUP. There was further discussion regarding cases with similar recent circumstances of Owners not obtaining the proper permits prior to building their structures.

Item E-4: Planner Washington gave a brief description of the SUP request for Mindwell Therapy at 201 Town Center Lane.

Item E-5: CDD Hensley gave a brief description of the Planned Development Zoning Change Request (PD) for Keller Springs.

There was a discussion between the Commission and Staff about the three different proposed Zoning areas, and the separate standards for each. Further discussion was had about the history of the property and prior efforts to develop it, and how the neighboring Commercial property to the south could be impacted. As well as concerns about traffic along Highway 377, and the concern from neighbors leading to five letters of opposition.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:57 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:05 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.

Chairman Alvarado opened the public hearing.

No public comments received.

D. CONSENT

1. [Consider the minutes of the May 28, 2024 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the June 11, 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 May 28, 2024 and the June 11, 2024 Planning and Zoning Commission Meetings. The motion carried by the following vote:

AYE: 5- Chairman Paul Alvarado, Commissioner Erin Pfarner, Commissioner Erik Leist, Commissioner Vernon Stansell, Commissioner Ross Brensinger

ABSTAIN: 1- Vice-Chairman John Baker

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 1,250 square-foot detached garage with an average height of approximately 17 feet, with a variance to allow the structure to be located in front of the home, on 1.77 acres of land, 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 569 LaVena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant. \(SUP-24-0018\)](#)

CDD Hensley gave a presentation on the SUP request for 569 Lavena St.

Chairman Alvarado opened the public hearing.

Curt Dubose, Applicant (1708 Joiner Lane), spoke about the proposed project.

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

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

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow the property owner to reside in the existing 1,120 square-foot home for the purpose of living in and overseeing construction of a 4,889 square-foot permanent residence, on approximately 3.1 acres of land, 400 feet east of the Bourland Road and Lavena Street intersection, legally described as Lot 1, Block A of the Bird Abode addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 529 Lavena Street. Will Ann Brewer, Applicant/Owner. \(SUP-24-0001\)](#)

Planner Washington gave a presentation on the SUP request for 529 Lavena St.

Chairman Alvarado opened the public hearing.

No public comments received.

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

A motion was made by Commissioner Erik Leist, seconded by Commissioner Vernon Stansell, to recommend approval of Item E-2 as presented. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for Specific Use Permit \(SUP\) with variances for an existing detached carport on 0.15 acres located on the east side of Highland Drive East, approximately 95 feet southeast from the intersection of Highland Drive East and Knox Road, legally described as Lot 31 of the Highland Terrace Mobile Home Park subdivision, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1856 Highland Drive East. Jose Ortiz Rivera, Owner/Applicant. \(SUP-24-0017\)](#)

Planner Russell gave a presentation on the SUP request for 1856 Highland Dr. East.

Chairman Alvarado opened the public hearing.

Jose Ortiz Rivera, Applicant (1856 Highland Dr. East), came forward to answer questions and was assisted by his son, Eduardo, with translating.

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

Chairman Alvarado stated his opposition to the project as it is currently presented.

There was a brief discussion between the Commission and the Applicant regarding the history of the construction of the carport and whether it could be moved. The Applicant stated that it could not be moved due to the support beams having been built into the parking space.

Commissioner Pfarner asked the Applicant to clarify their reason to build the carport. The Applicant stated that they needed the carport to protect their vehicles from the weather.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to recommend denial of Item E-3 as presented. The motion failed by the following vote:

AYE: 1- Chairman Paul Alvarado

NAY: 5- Commissioner Erin Pfarner, Commissioner Vernon Stansell,

Commissioner Erik Leist, Vice-Chairman John Baker, Commissioner Ross Brensinger

A motion was made by Commissioner Vernon Stansell, seconded by Vice-Chairman John Baker, to recommend approval of Item E-3 as presented. The motion carried by the following vote:

AYE: 4- Commissioner Erin Pfarner, Commissioner Vernon Stansell, Vice-Chairman John Baker, Commissioner Ross Brensinger

NAY: 2- Chairman Paul Alvarado, Commissioner Erik Leist

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Mindwell Therapy, in a 1,192 square-foot lease space, on approximately 5.55 acres, at the intersection of Bear Creek Parkway and Town Center Lane, legally described as Lot 7, Block B of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 201 Town Center Lane, Ste. 1103. Katherine McCoy, Applicant. T Arthouse TX, LLC, Owner. \(SUP-24-0016\)](#)

Planner Washington gave a presentation on the SUP request for Mindwell Therapy at 201 Town Center Lane.

Chairman Alvarado opened the public hearing.

The Applicant, Katherine McCoy, (304 Gloria St.), spoke on behalf of her business and her desire to bring it to Keller.

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

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend approval of Item E-4 as presented. The motion carried unanimously.

5. [PUBLIC HEARING: Consider a request for a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 5,000 square-foot lots, Single Family 12,000 square-foot lots and Single Family 20,000 square foot lots for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. \(Z-24-0002\)](#)

CDD Hensley gave a presentation on the PD zoning change request for Keller Springs

Chairman Alvarado opened the public hearing.

Patricia Fant, Applicant (4400 Hwy 121), gave a presentation on the project.

The following Neighbors spoke in Opposition to the project: David and Amber Coley, (317 Farm View), James Farrier, (1000 Homestead Dr.)

Vijay Ranganathan, (950 N. Main St.), spoke to his concerns about the project.

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

There was discussion between the Commission and Staff regarding the current drainage issues and the process for reviewing them to meet City requirements, the need for a Site Plan to be approved from City Council, and if there was a history of prior applications for SUP's for this property.

Commissioner Stansell led a discussion with the Applicant and Staff about the reasoning for having smaller proposed lot sizes, how to address the concerns of the property owner directly to the south, and expanding the landscape buffer. They also discussed the plans for the screening wall, and what the proposed open space percentage would be.

Further discussion was had between the Commission and Staff regarding the proposed use of a detention pond as Open Space, and the impact to the neighboring properties. The Commission made the suggestion that the Applicant consider re-designing the site plan to include less lots to make the project more appealing to City Council.

A motion was made by Commissioner Ross Brensinger, seconded by Vice-Chairman John Baker, to recommend denial of Item E-5 as presented. The motion carried by the following vote:

AYE: 5- Chairman Paul Alvarado, Commissioner Erin Pfarner, Commissioner Erik Leist, Vice-Chairman John Baker, Commissioner Ross Brensinger

NAY: 1- Commissioner Vernon Stansell

6. [Consider a request for a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) and Low-Density Single Family - 36,000 square-foot lots and above to Patio/Garden/Townhome \(PGT\), High Density Single Family 8,000 - 14,999 square-foot lots \(HD-SF\) and Medium Density Single Family 15,000 - 35,999 square-foot lots \(MD-SF\) for Keller Springs, a proposed Planned Development consisting of 96 residential lots and approximately 5.17 acres of open space on 34.48 acres of land, legally described as a portion of a 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in Instrument Number D202180426 of the Official Public Records of Tarrant County, Texas, Lot 1, Block A of the Greenway Park and Perrigo Place Addition, and Lot 1, Block 1 of the Harmonson Acres Addition, located on the east side of N. Main St., 300 feet southeast of](#)

[the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main St. Mark Weatherford, Applicant. Sue Salstrand and Anne Burfitt, Charis Land Holdings LLC, Owner. \(LUP-24-0003\)](#)

CDD Hensley gave a presentation on the FLUP Amendment request for Keller Springs.

The following came forward to speak in opposition: Michael Beard, (921 Homestead Dr.), James Farrier, (1000 Homestead Dr.), Reggie Barnes, (924 Homestead Dr.)

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

Chairman Alvarado clarified what a FLUP is for the audience. He asked CDD Bartee to address the drainage concerns brought up by the neighbors.

Commissioner Leist spoke to the project that is being developed to the north of this proposed site and suggested to the developer that they consider making it one continuous neighborhood, instead of the three separate sites.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend denial of Item E-6 as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 9:22 p.m.

Chairperson

Staff Liaison