



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 11, 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
Ross Brensinger
Gigi Gupta
Luz Rodriguez

The following Commission Members were absent:

John Baker, Vice-Chairman
Erik Leist

Staff present included Community Development Director (CDD) Sarah Hensley; Public Works Director (PWD) Alonzo Liñán; Planner I Amber Washington; Planner I Alexis Russell; and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on June 4, 2024.](#)

No administrative comments.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: Planner Russell gave a brief description of the Specific Use Permit (SUP) request for a horse barn, at 844 Keller Smithfield Rd. There was a discussion concerning the choice of location and the amount of correspondence conducted with neighboring property owners.

Item D-2: Planner Russell gave a brief description of the Specific Use Permit (SUP) request for The Blends Salon, at 1600 Keller Parkway, Ste. 130.

Item D-3: Planner Washington gave a brief description of the Specific Use Permit (SUP)

request for Blownaway Salon Suites, at 8831 Davis Boulevard, Ste. 100.

Item D-4: CDD Hensley gave a brief description of the zoning change request for Chisholm Oaks.

There was discussion regarding the history of requests to develop the property over the past five years, the proposed use of the driveways as part of the open space, and clarification of what open space means per the Unified Development Code (UDC). Further discussion was had with PWD Liñán in regard to the entrance to the development and street parking. CDD Hensley clarified the process for public opinion letters. Further discussion was had about how the Applicant corresponded with the neighbors.

Item D-5: CDD Hensley gave a brief description of the Future Land Use Plan (FLUP) amendment request for Chisholm Oaks.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:50 p.m

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:02 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. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 3,328 square-foot horse barn with an average height of 19 feet 10 inches, on approximately 4.90 acres, on the west side of Keller Smithfield Road S., approximately 3,400 feet southwest from the intersection of Keller Smithfield Road S. and Bear Creek Parkway, legally described as Lot 1, Block A of Tyler & Brittany Dunn Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 844 Keller](#)

[Smithfield Road S. Georgia Logan, Owner. Allen Sparkman, Applicant. \(SUP-24-0015\)](#)

Planner Russell gave a presentation on the SUP request for a horse barn at 844 Keller Smithfield Road S.

Chairman Alvarado opened the public hearing.

Eugene Bardel, 1104 Wales Dr. spoke in opposition to the project.

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 among the Commission and Staff regarding the allowance of horse boarding/owning in the UDC.

The Applicant spoke to the history of the property and the project.

There was discussion among the Commission, Staff, and the Applicant regarding the location of the barn, the height requirements for the proposed structure, the distance between the barn and neighboring properties, and if heightening the fence could address odor concerns.

A motion was made by Commissioner Vernon Stansell, seconded by Chairman Paul Alvarado, to recommend approval of Item D-1 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for The Blends Spa and Salon, a spa proposed in an approximately 1,076 square-foot lease space in an existing 40,755 square-foot building, on 2.71 acres, approximately 790 feet southeast of the Keller Parkway and Keller Smithfield Road intersection, legally described as Lot 4R1, Block A of the Keller Crossing Addition, zoned Retail \(R\) PD-1371, and addressed 1600 Keller Parkway, Ste. 130. Alexander Mars, Applicant. JAHCO Keller Crossing LLC, Owner. \(SUP-24-0014\)](#)

Planner Russell gave a presentation on the SUP request for The Blends Spa and Salon.

Chairman Alvarado opened the public hearing.

No public comments received.

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 Ross Brensinger, seconded by Chairman Paul Alvarado, to recommend approval of Item D-2 as presented. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Blownaway Salon Suites in an approximately 4,394 square-foot existing lease space, approximately 500 feet southwest of the Davis Boulevard and Bear Creek Parkway intersection, legally](#)

[described as Lot 1R1, Block A of the Hidden Lakes Center - Keller addition, zoned Commercial \(C\) and addressed 8831 Davis Boulevard, Ste. 100. Blownaway Salon Suites, Applicant. Keller Bear Creek JC, LLC, Owner. \(SUP-24-0019\)](#)

Planner Washington gave a presentation on the SUP request for Blownaway Salon Suites.

No public comments received.

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 Ross Brensinger, seconded by Commissioner Erin Pfarner, to recommend approval of Item D-3 as presented. The motion carried unanimously.

4. [PUBLIC HEARING: Consider a recommendation for a Planned Development Zoning Change from Neighborhood Service \(NS\) to Planned Development - Single Family Residential 8,400 square-foot minimum lots \(PD-SF-8.4\) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. \(Z-23-0008\)](#)

CDD Hensley gave a presentation on the Zoning Change request, from Office (O) to High Density Single Family (HD-SF), for a proposed Planned Development at 1020, 1012, 1008 and 1004 Chisholm Trail.

The Applicant, Drew Wegman, representing Silverleaf Communities, spoke to history of the proposed project.

Chairman Alvarado opened the public hearing.

The following neighbors spoke in opposition to the project: Kathy Dent (1028 Palo Duro Trail), Gary Denti (1028 Palo Duro Trail), Tracy Norris (300 King Trail).

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

Chairman Alvarado initiated a discussion with Staff regarding several topics including street parking restrictions, the history of general interest in the property over the last two years, and the current allowed uses and the application processes.

PWD Liñán spoke to the UDC regulations regarding driveways and medians, and explained that the distance to the intersection generated the parking concerns for the proposed lots.

Commissioner Stansell stated his opposition to the project due to the zero lot line

proposal, the lack of discussion with the neighbors, and his opinion there are too many homes proposed on too small of a property.

There was discussion between Commissioner Pfarner and the Applicant about the use of the proposed open space.

Commissioner Brensinger led a discussion with the Commission and Staff regarding the proposed open space and setbacks, and concerns about parking. He suggested to the Applicant the possibility of redesigning the layout to allow more room between the houses, the sidewalks, the intersection, and proposed driveways.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner GiGi Gupta, to recommend denial of Item D-4 as presented. The motion carried by the following vote:

Aye: 5 - Chairman Alvarado, Commissioner Erin Pfarner, Commissioner Vern Stansell, Commissioner GiGi Gupta, and Commissioner Ross Brensinger.

Nay: 1 - Commissioner Luz Rodriguez.

5. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Office \(O\) to High Density Single Family 8,000 - 14,999 square-foot lots \(HD-SF\) for Chisholm Oaks, a proposed Planned Development consisting of 16 residential lots and approximately 0.69 acre of open space on 4.5 acres of land, legally described as Lots 1-4, Block 1 of the Chisholm Oaks Business Park addition, located on the west side of the Chisholm Trail, at the northwest corner of the Chisholm Trail and Wall-Price Keller Road intersection, and addressed as 1020, 1012, 1008 and 1004 Chisholm Trail. Silver Leaf Communities, Applicant. Hampton Embassy LTD, Owner. \(LUP-23-0001\)](#)

CDD Hensley gave a presentation on the FLUP amendment request for a proposed Planned Development at 1020, 1012, 1008 and 1004 Chisholm Trail.

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.

Chairman Alvarado spoke to being amenable to a future FLUP change, but stated that he does not currently support this request due to the issues mentioned with Item D-4.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend denial of Item D-5 as presented. The motion carried unanimously.

E. ADJOURN

Chairman Alvarado adjourned the meeting at 8:32 p.m.

Chairperson

Staff Liaison