



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, October 10, 2023

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairperson 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

Greg Will

Erin Pfarner

Leslie Sagar

Erik Leist

Vernon Stansell

Ross Brensinger (Non-voting)

GiGi Gupta (Non-voting)

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Barte; Planner I Amber Washington; Planner I Alexis Russell; and Economic Development Specialist (EDS) Siale Langi.

B. ADMINISTRATIVE COMMENTS

- 1 [Briefing regarding City Council action on October 3, 2023.](#)

CDD Hensley gave a recap of the October 3, 2023 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

D-1: No comments.

D-2: CDD Hensley gave a brief summary of the SUP request for ServeVita at 147 S. Elm Street. There was general discussion among the Commission about the parking situation in Old Town Keller.

D-3: CDD Hensley gave a brief summary of the SUP request for Magnolia, a Mixed-Use Residential development at 346 S. Main Street. The Commission discussed suggesting that the Applicant revise their proposed concept plan to better match the UDC.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 7:02 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Paul Alvarado

Chairman Alvarado called the meeting to order at 7:10 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. NEW BUSINESS

1. [Consider the minutes of the September 26, 2023 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Erik Leist, seconded by Commissioner Gregory Will, to approve the minutes of the September 26, 2023 Planning and Zoning Commission Meeting. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Corporate Office, for ServeVita Holdings LLC, in an existing 2,245 square-foot building on approximately 0.34 acres, legally described as Lot 1, Block A of Jones Addition - Keller, being 0.34 acres, approximately 50 feet southeast of the intersection of Hill Street and South Elm Street, zoned Old Town Keller and addressed as 147 South Elm Street. Kara Elizabeth Jones Trust, Owner/BEN Investments LLC, Applicant. \(SUP-23-0029\)](#)

CDD Hensley gave a presentation on Item D-2, an SUP request for ServeVita Holdings LLC at 147 S. Elm Street.

Trina Zais, representing the Applicant, stated that she was available to answer any questions.

Chairman Alvarado opened the public hearing.

Leonard Paul, 219 E. Vine Street, stated his support for Item D-2 but raised concerns over city road infrastructure.

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

At the request of Chairman Alvarado, CDD Hensley spoke about the upcoming reconstruction on S. Elm Street.

EDS Langi spoke about the percentage of office use in OTK. He stated that 44% of the businesses currently operating in OTK could be considered office use.

The Commission recommended that the Applicant reach out to neighboring property owners about the SUP request before the item is brought to City Council.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend approval of Item D-2 as presented. The motion carried by the following vote:

AYE: 6 - Chairman Paul Alvarado, Commissioner Gregory Will, Commissioner Erin Pfarner, Commissioner Vernon Stansell, Vice-Chairman John Baker, Commissioner Leslie Sagar

NAY: 1 - Commissioner Erik Leist

- [3. PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Magnolia on Main, a Mixed-Use Residential development of approximately 60 residential units, 2,600 square-feet of non-residential space and 1,200 square-feet of live-work space on 1.3669 acres, located on the west side of South Main Street, legally described as Tract 19 G, Abstract 1171 of the Samuel Needham Survey, zoned Old Town Keller \(OTK\) and addressed 346 S. Main St. Magnolia Property Company, Applicant. 346 South Main-Keller, Owner. \(SUP-23-0027\)](#)

CDD Hensley gave a presentation on Item D-3, an SUP request for Magnolia on Main, a Mixed-Use Residential development at 346 S. Main Street.

The Applicant, Randy Primrose (5106 Montclair Drive, Colleyville, TX 76034) spoke about their other communities in the Dallas-Fort Worth area that Magnolia on Main would be modeled after.

Chairman Alvarado opened the public hearing.

Kevin Carel, 1520 Wessex Road, asked about the Applicant's proposed parking plan.

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

There was discussion among the Commission about the preliminary concept plan. Concerns that were raised included the lack of on-site parking and the inclusion of live-work units.

The Applicant and Don Wilder, Project Architect for Magnolia on Main, clarified their reasoning for various design aspects of the site.

Commissioner Sagar asked if the Applicant was willing to do a noise study for the building and provide adequate windows to account for the nearby railway line. The Applicant agreed, and stated that he had done similar studies for other projects.

The Commission gave various suggestions to the Applicant of how to consider reworking the concept plan to better match the UDC before the item is presented to City Council.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to recommend approval of Item D-3, with condition that the Applicant shall conduct a noise study as part of their planning and analysis process for the proposed project. The motion carried by the following vote:

AYE: 6 - Chairman Paul Alvarado, Commissioner Gregory Will, Commissioner Erin Pfarner, Commissioner Vernon Stansell, Vice-Chairman John Baker, Commissioner Erik Leist

NAY: 1 - Commissioner Leslie Sagar

E. ADJOURN

Chairman Alvarado adjourned the meeting at 8:51 p.m.

Chairperson

Staff Liaison