



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, August 13, 2024

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 6:29 p.m.

The following Commission Members were present:

Paul Alvarado, Chairman
John Baker, Vice-Chairman
Erin Pfarner
Erik Leist
Vernon Stansell
Ross Brensinger
Luz Rodriguez

The following Commission Members were absent:

Gigi Gupta

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on August 6, 2024.](#)

CDD Hensley gave a brief recap of the August 6, 2024 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Russell gave a brief description of the Specific Use Permit (SUP) request for WellMed at 1110 Keller Pkwy.

There was a brief discussion among the Commission and Staff regarding concerns about the possible over saturation of medical facilities in the Town Center (TC) Zoning District. The consensus was that due to the fact that there has not been a successful tenant at the location since 2019, the preference was to see the existing structure occupied and maintained.

Item E-2: CDD Hensley gave a brief description of the zoning change request from Single Family Residential- 36,000 square-foot lots (SF-36) to Single Family Residential - 25,000

square-foot lots (SF-25) for 2257 Florence Rd.

There was a brief discussion among the Commission and Staff regarding proposed zoning changes for the development, including SF-36 requirements, surrounding lot history, the Future Land Use Plan (FLUP), and the Florence setback.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:52 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:01 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 July 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 July 23, 2024 Planning and Zoning Commission Meeting. The motion carried by the following vote:

AYE: 5- Chairman Paul Alvarado; Commissioner Erin Pfarner; Commissioner Vernon Stansell; Commissioner Ross Brensinger; Commissioner Luz Rodriguez

ABSTAIN: 2- Commissioner Erik Leist; Vice-Chairman John Baker

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for WellMed](#)

Primary Care Medical Clinic, in an existing approximately 7,200 square-foot building, on 1.25 acres located on the south side of Keller Parkway, approximately 160 feet east of the intersection of Keller Parkway and Town Center Lane, legally described as Lot 3, Block B of Keller Town Center Addition, zoned Town Center (TC) and addressed 1110 Keller Parkway. VC Keller Parkway LLC, Owner. The Casas Group, Applicant. (SUP-2407-0003)

Planner Russell gave a presentation on the SUP request for WellMed at 1110 Keller Pkwy.

Luis Casas, the Applicant, spoke on behalf of the project.

Chairman Alvarado opened up 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.

Vice-Chairman Baker questioned the Applicant regarding the use of the facility. The Applicant stated it would be solely used a neighborhood facility for primary medical care and wellness.

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

2. PUBLIC HEARING: Consider a zoning change request from Single-Family Residential - 36,000 square-foot lots (SF-36) to Single-Family Residential - 25,000 square-foot lots (SF-25), for a 2.79-acre lot, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36) and addressed as 2257 Florence Road. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (ZONE-2407-0001)

CDD Hensley gave a presentation on the Zoning Change request for 2257 Florence from SF-36 to SF-25. CDD Hensley stated that a FLUP amendment would not be necessary, however the Site Plan, as proposed, would require variances to be approved.

Curt Dubose, the Applicant, spoke on behalf of his project.

Chairman Alvarado opened the public hearing.

No public comments received.

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

There was a brief discussion among the Commission about the walkability of the neighborhood and traffic concerns.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erin Pfarner, to recommend approval of Item E-2. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 7:22 p.m.

Chairperson

Staff Liaison