



**City of Keller**  
**Planning & Zoning Commission**  
**Meeting Minutes**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

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**Tuesday, August 9, 2022**

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**PRE-MEETING BRIEFING 6:30 P.M.**

**A. CALL TO ORDER - Chairperson Gary Ponder**

Chairperson Ponder called the meeting to order at 6:30 p.m.

The following Commission Members were present:

Gary Ponder, Chairperson  
Ralph Osgood, Vice-Chairperson  
Leslie Sagar  
Bob Apke  
Thomas Brymer  
Tom Thompson  
Greg Will  
Ross Brensinger

Staff present included Community Development Director (CDD) Julie Smith; Assistant Community Development Director (ACDD) Sarah Hensley; Planner II, Katasha Smithers; Planner I, Amber Washington; City Engineer, Chad Bartee; Economic Development Specialist, Langi; and Planning Technician, Carlos Gutierrez.

The following Commission Members were absent:

Paul Alvarado

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, August 2, 2022.](#)

ACDD Hensley provided the Commission with a summary of City Council action from the August 2, 2022 meeting. The items at Council included approval of an SUP for Penguin Patch, Winding Creek PSE, S. Pearson ADU, and a UDC amendment for indoor/outdoor entertainment. Staff also provided Commission with an update on the noise ordinance.

**C. DISCUSS AND REVIEW AGENDA ITEMS**

D-1 Rezone Landscape Systems: Discussion regarding re-tabling the old business item to September 27, 2022.

E-1 Minutes: Staff noted they were provided with a small adjustment to the minutes which were updated to reflect the change.

E-2 Beauteous Lash SUP: ACDD Hensley provided a brief synopsis of the SUP request within OTK. The Commission raised a question regarding how many spas that include lash services were in town and how many offered lash only services. Economic Development Specialist Langi stated there were two lash-specific businesses within the City of Keller, neither in the OTK zoning district.

## D. ADJOURN

Chairperson Gary Ponder adjourned the pre-meeting at 6:54 p.m.

## REGULAR MEETING

### A. CALL TO ORDER – Chairperson Gary Ponder

Chairperson Gary Ponder called the meeting to order 7:02 p.m.

### B. PLEDGES TO THE FLAGS

### C. PERSONS TO BE HEARD

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/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.

No public comments were received.

### D. OLD BUSINESS

1. [PUBLIC HEARING: Consider a request to rezone from Single Family - 36,000 square-foot minimum lot size \(SF-36\) to Retail \(R\), for approximately 16.62 acres, legally described as Tract 1D01B and Tract 1D01A1 of the John Martin Survey, Abstract 1153 \(account # 42818999 and 42819014\), a portion of Lot 7, Block 1, Pearson Crossing, and Tract 1F, Abstract 1153 \(account #: 04069838\) of the John Martin Survey, and addressed as 1816 Johnson Road, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1863 Keller Parkway. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. James Neill, Owner \(Z-22-0001\)](#)

Planner Smithers provided information relating to tabling the item until September 27, 2022.

**A motion was made by Commissioner Tom Thompson, seconded by Commissioner Gregory Will, to accept the request by the applicant to table old business item D-1 to September 27, 2022. The motion carried unanimously.**

### E. NEW BUSINESS

1. [Consider the minutes of the July 12, 2022 Planning & Zoning Commission meeting.](#)

**A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Robert Apke, to approve the minutes of the July 12, 2022 Planning & Zoning**

**Commission meeting. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Beauteous Lash Studio to operate a salon/spa in an existing 700 square-foot lease space, within a 3,550 square-foot multi-tenant building, approximately 593 feet southeast of the intersection of South Main Street and U.S. Hwy. 377, legally described as Lots 1-4, Block 10, Keller City Addition, zoned Old Town Keller \(OTK\) and addressed as 149 S. Main St., Suite C. GoGuz LLC, Applicant. Vina Property, LLC, Owner. \(SUP-22-0027\)](#)

ACDD Hensley provided Staff's presentation to the Commission related to the SUP requested by Beauteous lash Studio in the OTK zoning district.

The Applicant, Marianne Guzman, added additional information related to the business. The Applicant indicated that there is a lot of growth in the area and believes her business would be a good addition to OTK. The Applicant stated she has five years of experience.

Chairperson Ponder opened the public hearing.

No public comments were received.

**A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Gregory Will, to close the public hearing. The motion carried unanimously.**

Commissioner Will noted the applicant's drive and motivation regarding opening her business in Keller.

Commissioner Sagar echoed Commissioner Will's comment and asked the applicant about the sign to be located on the building.

The Applicant stated that the current signs are old and outdated, and is working with the sign company.

Commissioner Sagar advised the Applicant to discuss with Staff prior to selecting the sign so that it will meet the UDC.

Commissioner Brymer indicated support.

Commissioner Apke asked the Applicant about the business' projected revenue.

The Applicant stated that her current salon in a different location with 12 stylists takes in over \$100,000 per month. The Applicant said she plans to have four stylists.

Commissioner Thompson asked the Applicant if she planned on restricting services to only lashes.

The Applicant indicated that she would like to add lash tint, lash lift and microblading in the future.

CDD Smith suggested to the Commission that the future services be added to the SUP request so the Applicant does not have to go through the SUP process a second time.

Commissioner Brensinger asked Staff if the proposed SUP changes the parking requirements.

ACDD Hensley indicated the parking ratio is based on retail (one space per 200 SF) and Staff felt there is adequate parking.

CDD Smith indicated this is a grandfathered site and Staff was comfortable with the available parking at the site.

Chairperson Ponder asked Staff how this request was different than other spa uses.

CDD Smith stated that lash services were typically included with the spa uses, but there were not many lash-specific salons in the city.

**A motion was made by Vice Chairperson Ralph Osgood, seconded by Commissioner Robert Apke, to approve as amended with future uses of microblading and permanent makeup for item E-2. The motion carried unanimously.**

**F. ADJOURN**

Chairperson Ponder adjourned the meeting at 7:31 p.m.

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Chairperson

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Staff Liaison