



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, April 11, 2023

PRE-MEETING BRIEFING 6:15 P.M.

A. CALL TO ORDER - Chairperson Paul Alvarado

Chairperson Alvarado called the meeting to order at 6:15 p.m.

The following Commission Members were present:

Paul Alvarado, Chairperson
John Baker, Vice-Chairperson
Greg Will
Erin Pfarner
Leslie Sagar
Erik Leist
Vern Stansell
Ross Brensinger (Non-voting)
GiGi Gupta (Non-voting)

Staff present: Interim Community Development Director (ICDD) Sarah Hensley; Planner I Amber Washington; City Engineer Chad Bartee; Economic Development Specialist (EDS) Siale Langi; Plans Examiner Carlos Gutierrez; and Planning Technician Alexis Russell.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council Action on April 4, 2023.](#)

ICDD Hensley recognized Commissioner Brensinger as being named the Keller Police Department Volunteer of the Year. She then updated the Commission on two staffing changes. Planning Technician Alexis Russell started on April 3, 2023 and Community Development Director Julie Smith is no longer with the city. Previously Assistant Community Development Director, Hensley will be Interim Community Development Director for the foreseeable future.

ICDD Hensley gave a recap of the April 4, 2023 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

D-1: Chairperson Alvarado requested that Staff make edits to the May 14, 2023 Planning and Zoning Commission minutes as presented. No additional comments given.

E-1: No comments given.

E-2: Planner Washington gave background on the SUP requests for an event venue with indoor and outdoor entertainment at 139 Olive Street. There is general conversation among the Commission about the lack of parking spaces in Old Town Keller (OTK).

E-3: Planner Washington gave background on the replat at 1238 Ottinger Road.

D. ADJOURN

Chairperson Alvarado adjourned the pre-meeting at 6:53 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Paul Alvarado

Chairperson Alvarado called the meeting to order at 7:00 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. OLD BUSINESS

1. [Consider the minutes of the March 14, 2023 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Gregory Will, seconded by Commissioner Erik Leist, to approve the minutes of the March 14, 2023 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [Consider the minutes of the March 28, 2023 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Erin Pfarner, to approve the minutes of the March 28, 2023 Planning and Zoning Commission Meeting. The motion carried by the following vote:

AYE: 6 - Chairperson Alvarado, Vice-Chairperson Baker, Commissioner Will, Commissioner Pfarner, Commissioner Leist, Commissioner Sagar.

ABSTAIN: 1 - Commissioner Stansell.

2. [PUBLIC HEARING: Consider a request for Specific Use Permits \(SUPs\) for 139 Olive, an event venue with indoor and outdoor entertainment, in an existing 1,600 square-foot building on approximately 0.11 acre, approximately 150 feet northwest from the intersection of South Elm Street and Olive Street, legally described as Lot 7R2, Block 8 of the Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 139 Olive Street. Ashley Hernandez, Applicant/Owner. \(SUP-23-0010\)](#)

Planner Washington gave a presentation on item E-2, a request for SUPs for 139 Olive, an event venue with indoor and outdoor entertainment in the OTK Zoning District.

The Applicant shared her history, awards, accomplishments, and qualifications in a personal letter. She stated that she respected the limited parking in OTK in regard to the other businesses around 139 Olive, and planned her operating hours accordingly.

Chairperson Alvarado opened the Public Hearing.

Sue Harbert, 138 Olive St., stated her opposition to item E-2 due to lack of parking availability during operating hours.

Gustavo Nowokolski, 132 Olive St., stated his opposition due to concerns over parking and traffic in regard to coordination with Victorian Tower House, an existing indoor/outdoor event center on Olive Street.

Scott Spielman, 121 Olive St., stated his support for item E-2 because it would bring more attention to OTK and the other businesses already operating there.

Caitlin Upton, 528 Hunter Manor Dr., stated her support for item E-2 because she wants to use the business herself and parking is a small issue in comparison.

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

Commissioner Pfarner asked the Applicant about her thoughts on parking.

The Applicant stated that she spoke with other businesses and offered her knowledge of alternative options for parking.

Commissioner Pfarner asked the Applicant about her operating hours and total occupancy.

The Applicant stated she has various rooms for rent for morning operations with a total occupancy of 20 to 25 people at a time.

Commissioner Sagar clarified that the Applicant has already been using the space as presented in item E-2 for the last six months, just without charge, and asked if there had been any parking issues with neighboring businesses.

The Applicant answered that there was an anonymous call questioning the zoning but that she believed the way she was operating was permitted.

Commissioner Sagar stated that parking is an issue in OTK, not item E-2.

Commissioner Leist asked Staff for the current parking space requirements of the building.

Planner Washington answered that one space per three cars is required as an event space, but eight spaces are required for 139 Olive's current Certificate of Occupancy (retail store with offices).

Commissioner Leist stated his support for item E-2 on the grounds of bringing new ideas and businesses into OTK.

Vice-Chairperson Baker stated his support.

Commissioner Will agreed that there is a parking issue, but stated that the conflict is not the fault of the Applicant and using parking as a justification for denying item E-2 will limit OTK. He stated his support.

Chairperson Alvarado thanked all speakers for coming out to voice their opposition or support. He reminded everyone of the long-term vision for OTK. He encouraged the businesses of OTK to work with each other while the parking problem is addressed.

A motion was made by Commissioner Paul Alvarado, seconded by Commissioner Gregory Will, to approve Item E-2 as presented. The motion carried unanimously.

3. [Consider approval of a Final Plat for Lots 3R1 & 4, Block 1 of the Ray Griffith Addition, being a replat of Lot 3R, located on approximately 2.94 acres of land, on the west side of Ottinger Road, approximately 1,150 feet northwest of the intersection of Ottinger Road and Florence Road, addressed as 1238 Ottinger Road, and zoned Single-Family 36,000 square-foot minimum lots or greater \(SF-36\). Bruce Koenig, Applicant/Owner. \(P-23-0007\)](#)

Planner Washington gave a presentation on item E-3, a request for approval of a replat for the subdivision of 1238 Ottinger Road.

City Engineer Bartee gave a history of the land, specifically in regard to the triangle-shaped Right-of-Way (ROW) off the S-curve of Ottinger Road.

The Applicant stated his thanks to the Commission for their time.

Commissioner Sagar added her own knowledge of the history of Ottinger Road and nearby surrounding land and stated her support for item E-3.

Commissioner Will stated his opinion that there is no way for item E-3 to meet the frontage requirements based on the history of the land so it would be unfair to deny it.

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Vernon Stansell, to approve Item E-3 as presented. The motion carried unanimously.

F. ADJOURN

Chairperson Alvarado adjourned the meeting at 7:55 p.m.

Chairperson

Staff Liaison