



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, January 23, 2024

PRE-MEETING BRIEFING 5:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 5:30 p.m.

The following Commission Members were present:

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

The following Commission Member was absent:

Gigi Gupta

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on January 16, 2024.](#)

CDD Hensley gave a brief recap of the January 16, 2024 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

There was a conversation between the Commission and Staff about Specific Use Permits and how and when they are administered.

D-1: CDD Hensley gave a brief summary of the mural request for Swanky Chic at 241 S. Main St .

D-2: The Applicant has submitted a written request to withdraw Item D-2 from consideration.

D-3: Planner Washington gave a brief summary of the SUP request for an event center at 138 Olive Street. There was discussion about other event center properties in Old Town Keller (OTK). The Commission discussed the process for uses that are not listed in the current zoning regulations.

D. WORK SESSION

1. [Planning and Zoning 101](#)

Planning Consultant Iván Gonzalez gave a presentation to the Commission titled Planning and Zoning 101.

E. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 7:01 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:07 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.

D. NEW BUSINESS

1. [Consider a request for a mural at Swanky Chic, located on Lot 1, Block 7 of Keller City Addition, being .23-acres at 241 South Main Street, located on the west side of U.S. Hwy 377 and zoned Old Town Keller \(OTK\). Lori Cimonetti, Owner. Swanky Chic Boutique, Applicant. Victoria Zietsman, Artist. \(MUR-23-0001\)](#)

CDD Hensley gave a presentation on Item D-1, a Mural request for Swanky Chic at 241 S. Main St.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Gregory Will, to recommend approval for Item D-3 as presented. The motion carried unanimously.

2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for an approximately 3,196 square-foot accessory structure with an average height of 25 feet 4

inches, on approximately 0.77 acres, on the west side of Bellechase Drive, approximately 635 feet northwest from the intersection of Bellechase Drive and Melody Lane, legally described as Lot 5, Block 1 of Belaire Hills Estates, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1520 Bellechase Drive. Jeffrey Peck, Applicant/Owner. (SUP-23-0037)

Prior to the meeting, the Applicant requested to withdraw Item D-2 from consideration, so the Commission did not hold a public hearing or take action on the item.

This New Business was withdraw.

- 3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an event venue in approximately 610 square-feet of an existing lease space, on .14 acres, on the south side of Olive Street, approximately 225 feet southeast from the intersection of South Main Street and Olive Street, legally described as Lot 3R, Block 7 of the Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 138 Olive Street. Marissa Bryson, Applicant. Main Street Depot, LLC, Owner. \(SUP-23-0038\)](#)

Planner Washington gave a presentation for Item D-3, an SUP request for an event venue at 138 Olive Street.

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.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Erik Leist, to recommend approval for Item D-3 as presented. The motion carried unanimously.

E. ADJOURN

Chairman Alvarado adjourned the meeting at 7:24 p.m.

Chairperson

Staff Liaison