



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 27, 2024

PLANNING & ZONING COMMISSION PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Vice-Chairman John Baker

Vice-Chairman Baker called the meeting to order at 6:30 p.m.

The following Commission Members were present:

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

The following Commission Members were absent:

Paul Alvarado, Chairman

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Barteel; and Planner I Alexis Russell.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on August 20, 2024.](#)

CDD Hensley gave a brief recap of the August 20, 2024 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: CDD Hensley and Planner Russell gave a brief summary of the Specific Use Permit (SUP) request for 419 N. Main Street.

Item E-2: CDD Hensley gave a brief summary of the final plat with variances for 569 Lavena Street.

There was discussion about the proposed access easement variance on the plat.

D. ADJOURN

Vice-Chairman Baker adjourned the pre-meeting at 6:56 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Vice-Chairman John Baker

Vice-Chairman Baker called the meeting to order at 7:00 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.

Vice-Chairman Baker opened the public hearing.

Don Morris, 421 N. Main Street, spoke on his experience finding renters for his building and his support for 419 N Main Street.

Martin Morris, 210 E. Vine Street, spoke to his concern of finding renters for the building.

D. CONSENT

1. [Consider the minutes of the August 13, 2024 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Erik Leist, seconded by Commissioner Vernon Stansell, to approve the minutes of the August 13, 2024 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for A + Boxes & More, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 0.92 acres, located on the west side of N. Main Street, approximately 240 feet northwest of the N. Main Street and Keller Hicks Road intersection, legally described as part of the Samuel Needham Survey, Abstract No. 1171, Tract 1E, zoned Old Town Keller and addressed 419 N. Main Street. Donald Morris, Owner. Brenda Currier, Applicant. \(SUP-2407-0004\)](#)

CDD Hensley gave a presentation on the SUP request for A+ Boxes and More at 419 N. Main Street.

The Applicant, Brenda Currier, gave a statement on her business model and reasoning for

the SUP request.

Vice-Chairman Baker 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.

Commissioner Stansell led a discussion with Staff regarding parking requirements for the site.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Ross Brensinger, to recommend approval of Item E-2 as presented. The motion carried unanimously.

2. [Consider a request for a Final Plat with two variances for the Diemand-Mueller Addition, a proposed residential subdivision with two single-family lots, on 2.774 acres of land, approximately 500 feet southeast of the Bourland Road and Lavena Street intersection, legally described as Lots 1 and 2, Block 1 of the Diemand-Mueller Addition, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 569 LaVena Street. Lisa Diemand and Robert Mueller, Owners. Pentavia Custom Homes, Applicant.. \(PLAT-2408-0003\)](#)

CDD Hensley gave a presentation on the final plat with variances for 569 Lavena Street.

The property owner, Lisa Diemen, spoke to her reasoning for the variance request.

The Applicant, Curt Dubose, seconded the points brought forward by the property owner.

Commissioner Leist raised concerns about the process of developing one lot instead of two, while Commissioner Brensinger stated his opinion that approving the Applicants requested variances would make lot 2 on her plat unbuildable. Commissioner Pfarner asked who would build the access easement if the current property owners didn't, and CDD Hensley discussed the process and access requirements. CE Bartee provided input on the requirement, and the property owner discussed the financial burden of developing the access easement.

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

AYE: 6- Commissioner Erin Pfarner; Commissioner Vernon Stansell; Commissioner Gigi Gupta; Vice-Chairman John Baker; Commissioner Ross Brensinger; Commissioner Luz Rodriguez

Nay: 1- Commissioner Erik Leist

F. ADJOURN

Vice-Chairman Baker adjourned the meeting at 8:20 p.m.

Chairperson

Staff Liaison