

MINUTES OF THE REGULAR MEETING  
PLANNING AND ZONING COMMISSION

August 28, 2017

REGULAR MEETING 7:05 P.M.

A. CALL TO ORDER – Chairperson

A regular meeting of the City of Keller Planning and Zoning Commission was called to order by Chairperson Gary Ponder with the following members present:

Cary Page  
Bill McCrea  
Amanda Bigbee  
Vernon Stansell  
Dave Reid  
Leslie Sagar  
Robert Apke - Alternate  
Ralph Osgood - Alternate

No commissioners were absent. Staff present included, Michele Berry, Senior Planner, Daniel Turner, Planner I; Chad Bartee, City Engineer; and Tommy Simmons, Police Captain.

B. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag.
2. Pledge to the Texas Flag.

C. PERSONS TO BE HEARD

No public comments were received.

D. CONSENT

1. Consider approval of the minutes for the meeting of August 14, 2017.

Commissioner Sagar made a motion to approve the Consent Agenda. Commissioner Page seconded and the motion carried (7-0).

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. PUBLIC HEARING: Consider approval of a final plat for Lots 1R1 & 1R2, Block 1, Flower Addition, being a replat of Lot 1, Block A, Flower Addition, located on a 1.64-acre tract of land, on the north side of Keller Parkway (FM 1709) and the east side of Quest Court, at 1727 Keller Parkway (FM 1709), and zoned PD-R (Planned Development-Retail). Ellen J Johnston, owner. David Lewis, Spry Surveyors, surveyor/applicant. Tom Hoover, Thomas Hoover Engineering, engineer. (P-17-0026)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. Ellen Johnston, applicant, and Tom Hoover, engineer, were present for questions.

Chairperson Ponder opened the public hearing.

No public comments were received.

Commissioner Page made a motion to close the public hearing. Commissioner Stansell seconded and the motion carried unanimously (7-0).

No additional discussion was held.

Commissioner Stansell made a motion to approve Item F-1. Commissioner Bigbee seconded and the motion carried unanimously (7-0).

2. Consider a recommendation of a Site Plan with variances to the City of Keller Unified Development Code for Keller Fire Station No. 2, a proposed 4,978 square-foot additional building, on an approximately 4.5-acre property, located on the east side of Keller Smithfield Road, approximately 1,200 feet north of Johnson Road, at 737 Keller Smithfield Road, being Lot 1, Block 1, Cedar Creek Addition, and zoned SF-36 (Single Family Residential-36,000 square-foot minimum). City of Keller, owner/applicant. Teague Nall and Perkins, architect. (SP-17-0013)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. David Jones, Fire Chief, was present for questions.

No additional discussion was held.

Commissioner Page made a motion to approve Item F-2 with the following condition:

1. The variance request to not construct the masonry screening wall adjacent to residential property required by Section 8.13 of the UDC shall be allowed.

Commissioner Stansell seconded and the motion carried unanimously (7-0).

3. PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) for Andy's Frozen Custard, a single-story 2,909 square-foot drive-thru restaurant, located on a 1.14-acre lot, on the north side of Keller Parkway (FM1709), approximately two hundred sixty feet (260') east of the Pate-Orr Road and Keller Parkway (FM1709) intersection, being Lot 3R-1R5, Block 8, Bluebonnet Trails Addition, at 951 Keller Parkway (FM1709), and zoned TC (Town Center). Keller Square, LLC, owner. Aaron King, Andy's Frozen Custard, applicant.(SUP-17-0015)

Daniel Turner, Planner I, gave staff's presentation and recommendation. Aaron King, applicant, gave a presentation and was present for questions.

Commissioner Stansell made a motion to close the public hearing. Commissioner Page seconded and the motion carried unanimously (7-0).

Additional discussion was held regarding the site constraints of the property, Andy's architecture, and the process for site plan review.

Commissioner Stansell made a motion to approve Item F-3 as presented. Commissioner Reid seconded and the motion carried unanimously (7-0).

The meeting adjourned at 7:35 p.m.

---

Gary Ponder – Chairperson