

MINUTES OF THE REGULAR MEETING
PLANNING AND ZONING COMMISSION

November 13, 2017

REGULAR MEETING 7:00 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
Vernon Stansell
Leslie Sagar
Dave Reid
Amanda Bigbee
Robert Apke - Alternate
Ralph Osgood - Alternate

Staff present included, Michele Berry, Senior Planner, Daniel Turner, Planner I; Chad Barteel, 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 October 23, 2017.
2. Consider a approval of a Final Plat for Lot 1, Block A of The Birch Addition, located on 26.99-acres of land, being Tract 3D and 3D01 out of the Daniel Bancroft Survey, Abstract No. 141, located on the west side of Keller Smithfield Road, approximately 400 feet north of Johnson Road, at 660 and 680 Keller Smithfield Road. D.R. Newton, owner. Jennifer Dent, applicant. Spry Surveyor, surveyor (P-17-0033)

Commissioner Sagar made a motion to approve the consent agenda with D-1 corrected as discussion in the work session. Commissioner Reid seconded and the motion carried unanimously (7-0).

E. OLD BUSINESS

1. PUBLIC HEARING: Consider a recommendation of a of Planned Development Amendment from PD-O (Planned Development - Office) to PD-O (Planned Development - Office), amending the Adalina at Bloomfield Planned Development (Ordinance No. 1353), to allow a reconfiguration of the building layout and to subdivide one (1) lot into six (6) lots, on an approximately 3.31-acre property, being Lot 1, Block C, Adalina at Bloomfield Addition, located on the south side of the Keller Parkway (FM1709), approximately one hundred sixty feet (160') west of the intersection of Keller Parkway (FM1709) and Bloomfield Drive, addressed as 1750 Keller Parkway (FM1709). Ambercrombie Holdings, LLC, owner. Castle Development, applicant. Matt Moore, Claymoore Engineering, engineer. (Z-17-0014)

Daniel Turner, Planner I, gave staff's presentation and professional opinion. Matt Moore, Engineer, was present for questions.

Chairperson Ponder opened the public hearing.

Todd Almand, 513 Ironwood Dr, Keller, TX 76248, President of Hidden Lakes HOA and Architecture Codes Committee spoke in regards to drainage issues.

Harold Greenberg, 112 Audrey Drive, Keller TX, 76248 spoke in regards to drainage issues.

Edward Paz, 105 Audrey Drive, Keller TX, 76248 spoke in regards to drainage issues.

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

Additional discussion was held in regards to City staff follow-up to investigate existing drainage issues, working with residents and previously approved plans.

Commissioner Reid made a motion to approve Item E-1 as presented. Commissioner Stansell seconded and the motion carried unanimously (7-0)

F. NEW BUSINESS

1. PUBLIC HEARING: Consider a recommendation of Planned Development Zoning Change from O (Office) and SF-36 (Planned Development-Single Family Residential-36,000 square-foot minimum) to PD-R (Planned Development-Retail) for Bandit Offices, a proposed 3.5-acre+/- retail and office development, on Lot 1, Block A of the Bandit Office Park Addition and an approximately 2.11-acres being Tracts 1B, 1B1, and 1C of the JW Haynes Survey, Abstract No. 791, located on the northeast corner of the Davis Blvd (FM 1938) and Bandit Trail intersection, addressed as 768 and 764 Bandit Trail. Chatbose Enterprise LLC and Thomas A. Broome, owners. Chatbose Enterprise LLC, applicant/developer. Edward Kellie, engineer. (Z-17-0018)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. Gargi Basu and Rejina Chatterjee, applicants, gave a presentation.

Chairperson Ponder opened the public hearing.

Craig Carson, 756 Bandit Trail, Keller, TX 76248, spoke in opposition. Hugh Cobb, 741 bandit Trail, Keller, TX 76248 yeilded his time to Craig Carson.

Dr. Roger Guthrie, 759 Bandit Trail, Keller, TX 76248, spoke in opposition.

Garrett Ratner, 744 Bandit Trail, Keller, TX 76248, spoke in opposition.

Perry Hix, President of Rolling Wood HOA, 3017 Rolling Wood Dr, Keller, TX 76248, spoke in opposition.

Ada Marie Withrow, 709 Bandit Trail, Keller, TX 76248, spoke in opposition.

Shane Donovan, 760 Bandit Trail, Keller, TX 76248, spoke in opposition.

Leslie Ardemagni, 8728 Trailwood Ct, Keller, TX 76248, spoke in opposition.

Denise Frank, 8745 Ramblewood Ct, Keller, TX 76248, spoke in opposition.

Susan Cobb, 741 Bandit Trail, Keller, TX 76248, spoke in opposition.

Bobby Broome, 764 Bandit Trail, Keller, TX 76248, spoke in support.

Ray Gustafson, 8705 Davis Blvd, Keller, TX 76248, spoke in opposition.

Diane Casabar, 1218 Clark Springs Dr, Keller, TX 76248, spoke in opposition.

Laurie Donovan, 760 Bandit Trail, Keller, TX 76248, spoke in opposition.

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

Additional discussion was held in regarding installing a right hand turn lane to address traffic, concerns with traffic, option to table the item to review and set up a neighborhood meeting, concerning with traffic, site not being suitable for the project, not allowing any uses typically permitted by an SUP to be allowed by right, intensity of development not fitting the area, Future Land Use Plan update process, plans for David Boulevard, current office zoning on 768 Davis Boulevard, no support for retail with bars, and past TXDOT traffic studies.

Commissioner Sagar made a motion to deny Item F-1. Commissioner Page seconded and the motion carried unanimously (7-0)

2. PUBLIC HEARING: Consider a recommendation of a Specific Use Permit (SUP) for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SUP-17-0017)
3. PUBLIC HEARING: Consider a recommendation of a Site Plan with variances for Lidl, 35,962 square-foot, single-story grocery store, located on a 4.95-acre tract, on the north side of Keller Parkway (FM 1709) approximately 1,200 feet west of Keller Smithfield Road, being tract 2E and 3 in the Pamela Allen Survey, Abstract No. 28, at 1221 and 1301 Keller Parkway, and zoned TC (Town Center). Greenway-Keller, L.P., owner. Kimley-Horn and associates, applicant/engineer. (SP-17-0016 and UDC-17-0016)

Michele Berry, Senior Planner, gave staff's presentation and professional opinion. Sarah Beth White, Engineer, requested to table the item to the January 22, 2018 meeting.

Chairperson Ponder opened the public hearing.

Jennifer Roberts, 1202 Clark Springs Dr, Keller, TX 76248, spoke in opposition

Diana Casabar, 1218 Clark Springs Dr, Keller, TX 76248, spoke in opposition.

Commissioner Reid made a motion to continue the public hearing and to table Item F-2 to January 22, 2018 Planning and Zoning Meeting. Commissioner Page seconded and the motion carried unanimously (7-0)

Commissioner Page made a motion to table Item F-3 to January 22, 2018 Planning and Zoning Meeting. Commissioner Reid seconded and the motion carried unanimously (7-0)

4. Consider a recommendation for a Site Plan for a single story 10,209 square-foot child daycare facility with variances to the Unified Development Code, Section 8.06, Building Design and Development Standards, Section 8.08, Landscaping Regulations, and Section 8.12, Fencing Requirements in Multi-Family and Non-Residential Districts, located on a 1.53-acre lot, on the south side of Ridge Point Parkway, approximately 225 feet west of the Ridge Point Parkway and North Main Street (HW377) intersection, being a portion of Tract 1A1, Abstract No. 1305, out of the J J Roberts Survey, at 1400 N Main Street, and zoned C-N377 (Commercial-U.S. Highway 377 North Corridor Overlay District). Engler Acquisition Partners, owner. Chasdin Builders, applicant. (SP-17-0010)

Daniel Turner, Planner I, gave staff's presentation and professional opinion. Mahesh Gajjala, applicant, was present for questions.

Discussion was held in regards to comprehensively addressing development on the entire property and variances resulting from the desired lot size.

Commissioner Page made a motion to deny Item F-4. Commissioner Reid seconded and the motion carried unanimously (7-0)

5. PUBLIC HEARING: Consider a recommendation of amendments to the City of Keller Unified Development Code, adopted by Ordinance No 1746, dated July 7, 2015 to amend the process for residential building permits by amending Article 4, Development Procedures and Requirements for Application Submittals, Section 4.13 - Single-Family Residential Construction Process and by amending Article 5, Subdivision Design and Improvement Requirements,

[Section 5.10 -Residential Subdivisions Thoroughfare Screening and Landscaping and, to amend requirements private street developments, by amending Article 5, Subdivision Design and Improvement Requirements, Section 5.04 Private Street Developments, providing a conflicting ordinance clause; authorizing publication; and establishing an effective date. City of Keller, applicant. \(UDC-17-0031\)](#)

Michele Berry, Senior Planner, gave staff's presentation.

Chairperson Ponder opened the public hearing.

No public comments were received.

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

Commissioner Sagar made a motion to approve Item F-5. Commissioner Reid seconded and the motion carried unanimously (7-0)

The meeting adjourned at 9:44 p.m.

Gary Ponder – Chairperson