

MINUTES OF THE REGULAR MEETING  
PLANNING AND ZONING COMMISSION

July 9, 2018

REGULAR MEETING 7:30 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:

Vernon Stansell  
Robert Apke  
Bill McCrea  
Ralph Osgood  
Carey Page  
Leslie Sagar

Commissioner Dave Reid was absent. Staff present included Katasha Smithers, Planner I; JP Ducay, Planner I; Scott Bradburn, Planner I; Chad Bartee, City Engineer; and Susan Kenney, Director of Community Development; Tracey Talkington, Police Captain.

B. PLEDGE OF ALLEGIANCE

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

C. PERSONS TO BE HEARD

None

D. CONSENT

Item D-3 was moved to New Business Item F-2 as discussion regarding drainage was necessary. Commissioner Page made a motion to move item D-3 to New Business Item F-2. Commissioner Sagar seconded the motion which carried unanimously (7-0).

1. Consider approval of the minutes for the meeting of June 25, 2018.
2. PUBLIC HEARING: Consider approval of a Final Plat for Lot 2-R-1 & Lot 2-R-2, Block A, Berlin Addition, being a replat of Lot 2, Block A, Berlin

Addition, located on a 1.870-acre lot, at 1675 Keller Parkway, on the north side of Keller Parkway, approximately three hundred and fifty feet (350') northeast from the intersection of Bear Hollow Drive and Keller Parkway, and Zoned R (Retail). John Lauck, owner/applicant. Matthew Martinez, JPH Land Surveying, surveyor. (P-18-0022)

Chairperson Ponder opened the public hearing for item D-2.

No public comments were received.

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

No discussion was held.

Commissioner Stansell made a motion to approve item D-1 and D-2. Commissioner Osgood seconded and the motion carried (7-0).

E. OLD BUSINESS

1. None

F. NEW BUSINESS

1. Consider a recommendation of a Site Plan for a Jason's Deli, a 4,939 square-foot restaurant with drive-thru, to anchor a single story 9,000 square-foot strip retail building, located on a 1.58-acre lot, on the south side of Keller Parkway (FM1709), approximately four hundred and seventy feet (470') west of the Keller Smithfield South and Keller Parkway (FM1709) intersection, being Lot 3, Block E, Keller Town Center Addition, at 1400 Keller Parkway (FM1709), and zoned TC (Town Center). Pinpoint Bear Creek Land Holdings, LLC, owner. Bomac Partners, Ltd or assigns (Trinity Partners), applicant. Thomas Site Development Engineering Inc., engineer. (SP-18-0010)

Scott Bradburn, Planner I, gave staff's presentation and professional opinion. Kevin Macintosh, Applicant, was present for questions.

Discussion was held regarding size and design of the building, the dimensions of the sign, parking space sizes, and related variance exception requests.

Commissioner Sagar made a motion to Approve item F-1 with only variances 1, 3, and 4. Commissioner Page seconded and the motion carried (5-2).

Ayes: Sagar, Page, Apke, Osgood, Ponder  
Nays: Stansell, McCrea

2. Consider approval of a Final Plat for Lot 2R, Block C, Cobblestone Parks, being a replat of Lot 2, Block C, Cobblestone Parks, located on a 0.389-acre lot, at 906 Cobblestone Parks Drive, on the south side of Cobblestone Parks Drive, approximately two hundred feet (200') southeast from the intersection of Rufe Snow Drive and Cobblestone Parks Drive, and Zoned PD-SF-15 (Planned Development – Single Family – 15,000 square foot minimum). Andrew Lirette, owner/applicant. Rodney Martinez, Survey Group, surveyor. (P-18-0023)

No presentation was provided by staff.

Discussion was held regarding drainage easement and its future Impact.

Commissioner Page made a motion to Approve item F-2. Commissioner Osgood seconded and the motion carried (7-0).

The meeting adjourned at 8:29 p.m.

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Gary Ponder – Chairperson