



City of Keller
Planning & Zoning Commission
Meeting Minutes

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Monday, March 25, 2019

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairperson Gary Ponder

Chairperson Gary Ponder called the meeting to order at 6:30 p.m.

The following Commissioners were present:

Leslie Sagar

Carey Page

Ralph Osgood

Bob Stevens

Vernon Stansell

Paul Alvarado, Alternate

Commissioners absent were Dave Reid and Bob Apke. Staff present included Katasha Smithers, Planner I; Jerald Ducay, Planner I, Scott Bradburn, Planner I; Julie Smith, Community Development Director; Chad Bartee, City Engineer; Tracy Talkington, Police Captain.

B. ADMINISTRATIVE COMMENTS

No Administrative Comments were offered.

C. DISCUSS AND REVIEW AGENDA ITEMS

Discussion was held regarding the agenda items.

D. ADJOURN

Pre-Meeting was adjourned at 6:57 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

Chairperson Gary Ponder called the meeting to order at 7:07 P.M.

B. PLEDGE OF ALLEGIANCE

Commissioner Page led the Pledge of Allegiance to the United States flag and the Pledge to the Texas flag.

C. PERSONS TO BE HEARD

No public comments were received.

D. NEW BUSINESS

1. [Consider approval of the minutes for the meeting of March 11, 2019.](#)

A motion to approve was made by Commissioner Leslie Sagar, seconded by Commissioner Bob Stevens. The motion carried unanimously.

2. [Consider a request for the approval of an appeal to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 13-32, Block B; Lots 8-14, Block F; Lots 1-14, Block G, and one open space lot of Gean Estates Phase 3, a residential development consisting of forty-one \(41\) residential lots and two \(2\) open space lots, located on approximately 40.73 acres of land, on the south side of Bancroft Road, approximately 2,550 feet east of the Bancroft and Bourland Road Intersection, at 740 Bancroft Road, and zoned Single Family Residential-36,000 square foot minimum \(SF-36\). David Aughinbaugh, Lennar Homes of Texas Land and Construction, owner/applicant. LJA Engineering, Inc., Engineer. \(TB-18-0001\).](#)

Scott Bradburn, Planner I, gave the presentation regarding Gean Estates Phase 3.

Representative of the applicant, Kyle Saulsman, spoke on the previously existing subdivisions that were already under construction with a similar housing product for a relatively small market and which created enough competition to slow sales. The primary concern was to avoid grading lots that would remain vacant and result in soil and erosion concerns as well as potentially unnecessary canopy loss. However, those subdivisions were not complete, and he was experiencing an increase in demand. The applicants are preparing for an increasing rate development and garnering more sales.

Discussion was held among Commissioners regarding the tree preservation plan that was previously approved in 2014 in the first phase. The primary concern was to avoid grading lots that would remain vacant and result in soil and erosion concerns as well as potentially unnecessary canopy loss. Commissioners also inquired about the number of homes that could be built within a year. The applicant said he was currently building two homes a month. Furthermore, it was asked why a significant percentage of trees located outside of areas of permitted removal were being removed. The applicant explained that it was more effective to grade all the lots at one time, taking into account additional areas beyond the building pad to accommodate drainage.

In order to mitigate concerns expressed by the Commissioners, Commissioner Sagar recommended establishing time lines for the completion of the mitigation as well as an escrow account to cover the cost of any mitigation trees that for any reason, the developer failed to plant.

A motion was made to approve with conditions for the Appeal to Tree

Preservation for Gean Estates Phase 3 by Commissioner Leslie Sagar, seconded by Commissioner Vernon Stansell, to include:

The City Council grants this Tree Mitigation Plan as presented with additional tree plantings, upsizing of required trees in the residential lots, payment of \$217,000 into the Tree Reforestation Fund, applying one hundred point four (100.4) banked caliper inches set aside with the Gean Estates Phase 2 Tree Mitigation Plan, escrowing \$105,000 with the City to be refunded at the final completion of the 41st lot/home or when the final caliper inches are planted, and five building permits must be obtained within eighteen months of subdivision acceptance, and the Covenants, Conditions and Restrictions (CC&Rs) for Gean Estates shall include the requirements of the Tree Mitigation Plan as approved by the City.

The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request of a Specific Use Permit \(SUP\) for K and L Arms, for 'sales of used goods and merchandise' occupying a 384 square-foot lease space within a 2,004 square-foot multi-tenant building, located on a 0.4855-acre tract of land, located on the east side of North Main Street \(U.S. HWY 377\), at the intersection of Pearl Street and North Main Street \(US HWY 377\), being Lot 1, 2 & 3, Block 1, Johnson Addition - Keller, at 120 North Main Street \(US HWY 377\), Suite 206 \(Account #: 01464973\), and zoned OTK \(Old Town Keller\). \(SUP-19-0002\) Ken Pender, applicant. Betty Williamson estate care of Zachary Williamson](#)

Katasha Smithers, Planner I, gave the presentation related to the SUP for K and L Arms.

Ken Pender, applicant, was present to answer questions.

Chairperson Gary Ponder opened the public hearing.

No public comments were received.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Leslie Sagar, to close the public hearing. The motion carried unanimously.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Bob Stevens, to approve an SUP for K and L arms. The motion carried unanimously.

4. [Consider a request for the Keller Smithfield Activity Node Park site plan to add 30 parking spaces within a 69.063-acre tract of land located on the west side of Keller-Smithfield Drive, at the intersection of Keller-Smithfield Drive and Bear Creek Parkway, being Lot 1, Block D, Keller Town Center, at 1100 Bear Creek Pkwy, and zoned Town Center \(TC\). \(SP-19-0003\)](#)

Katasha Smithers, Planner I, gave the presentation related to the Site Plan to expand the parking lot for the Keller Smithfield Activity Node Park.

A motion was made by Commissioner Ralph Osgood, seconded by Commissioner Bob Stevens, to approve the Keller Smithfield Activity Node Park

site plan to add a total of 55 parking spaces. The motion carried unanimously.

5. PUBLIC HEARING: Consider the request of a Specific Use Permit (SUP) for an Accessory Dwelling Unit, proposed to be a 1,886 square-foot guest house on an approximately 2.2-acre tract of land, located on the west side of Willis Lane, and approximately 2,800 feet northwest of the intersection of North Tarrant Parkway and Willis Lane, being Lot 1, Block A, Sandra Smith Addition, at 1660 Willis Lane (Account# 41563832), and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Janine and Nicholas Stevens, Owner/Applicant. (SUP-19-0005)

Jerald 'JP' Ducay, Planner I, gave the presentation related to the SUP for the Accessory Dwelling Unit. The applicant was available to answer questions.

Chairperson Gary Ponder opened the public hearing.

No public comments were received.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Leslie Sagar, to close the public hearing. The motion carried unanimously.

A motion was made by Commissioner Vernon Stansell, seconded by Commissioner Paul Alvarado, to approve the Accessory Dwelling Unit. The motion carried unanimously.

E. ADJOURN

The Planning and Zoning Commission adjourned at 8:29 P.M.

Chairperson

Staff Liaison