



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, October 28, 2019

PRE-MEETING BRIEFING 6:30 P.M.

PRESENT: 7 - Chairperson Gary Ponder, Carey Page, Leslie Sagar, Vernon Stansell, Bob Stevens, Ralph Osgood and Paul Alvarado

ABSENT: 2 - Vice Chairperson Dave Reid and Robert Apke

A. CALL TO ORDER - Chairperson Gary Ponder

Chairperson Gary Ponder called the Pre-Meeting Briefing to order at 6:30 P.M.

The following Commissioners were present:

Ralph Osgood, Vice Chairperson

Bob Stevens

Leslie Sagar

Paul Alvarado, Alternate (voting)

Staff present included Katasha Smithers, Planner I; Jerald Ducay, Planner I; and Tracy Talkington, Police Captain.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on Tuesday, October 15, 2019.](#)

Planner Smithers informed the Planning and Zoning Commission that at the City Council meeting on October 15, 2019, the "brewery" use was added to the Town Center, Old Town Keller, Retail, and Commercial use charts with an SUP. City Council also added brewed into the definition with "brewery and entertainment". The ordinance was passed unanimously.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D (1). Approval of the Minutes

CDD Smith stated that staff had received and incorporated the corrections from Commissioner Sagar and Commissioner Alvarado.

Commissioner Sagar noted that on page one her name was misspelled. On page three under long-term projects, Commissioner Sagar stated that some details were left out. It stated that comments were sent back to the developer, but did not state who the developer was. Commissioner Sagar also stated that Carey Page was not in attendance, but was noted in the minutes as leading the pledge. Commissioner Sagar continued that the minutes show the vote under each motion, but did not show who voted in favor or against and that this needed to be indicated.

Commissioner Page and asked staff if Council found the “minor emergency medical clinic” use to be grandfathered.

CDD Smith answered that Council decided to keep the use in place rather than delete it.

Item D (2). Greenway SUP (SUP-19-0001)

Planner Ducay stated that the Applicant was applying for a SUP and was concurrently submitting the Site Plan. The request was for a 12,000 square-foot restaurant and retail multi-tenant building east of Natural Grocers. The SUP was required to meet the request for a one-story building; Town Center requires two-stories. Planner Ducay mentioned that this was not an uncommon request. The Applicant was also requesting eight variances related to the Site Plan and asked if the Commission wanted to go through each variance.

Chairperson Ponder answered that a brief explanation of the variances would be helpful.

Planner Ducay stated that the first variance was a request for no windows on the north- or rear- façade and no horizontal articulation.

Chairperson Ponder asked if Planner Ducay could include the reason for each variance.

Planner Ducay responded that he does not know the reason for this variance, but will include them if he does know the reason.

Commissioner Sagar asked if staff had an opinion on these variance requests.

Chairperson Ponder answered that staff no longer gives a stance, and just presents the application. He continued that he liked it this way and believed it is a fairer process.

CDD Smith stated that the commission could ask staff if there is a legal basis for the variance request.

Planner Ducay continued that the second variance was for a flat roof. The third variance was to use standard wall pack lights on the rear façade instead of the required decorative lighting that Town Center requires. Planner Ducay reiterated that this was just for lighting on the rear of the building.

CDD Smith stated that the property owner also owns the property to the north and plans on developing that land.

Planner Ducay stated that the fourth variance is for LED fixtures and a generic light pole design in lieu of ornamental light fixtures for the parking lot lighting.

Chairperson Ponder asked if the lights are ornamental, can they be LED without a variable.

Planner Ducay responded yes.

Commissioner Osgood asked if ornamental lights are standard lights in Town Center.

Planner Ducay responded that this is correct, and that essentially the ornamental lights are there for a historic feel. Planner Ducay explained that the applicant will be placing ornamental lights along the landscape buffer, which is an additional

requirement.

Commissioner Stansell asked if the applicant owned the remaining 7.3375 acres of lot 2.

Planner Ducay confirmed they did. Planner Ducay stated that the fifth variance, was to eliminate the foundation planting on both the sides and the front of the building. The Applicant is instead proposing six planter pots along the front façade. Planner Ducay stated that the request to eliminate foundation planting and substitute it with potted plants has been seen with past applicants.

Planner Ducay stated that the sixth variance is for material. The UDC stated that 75% of the overall wall surfaces shall be brick, stone, or capstone and the remaining 25% shall be stucco, fibrous cement, split face block or other masonry materials. The Applicant was requesting texture coated concrete in lieu of the remaining 25% masonry materials.

CDD Smith suggested that the Commission may want to ask the applicant what the Applicant will be texture coating (tilt wall, cinder block, etc.) since staff did not know.

Commissioner Page asked what the construction would be.

CDD Smith answered that she did not know, but that it was an excellent question.

Planner Ducay brought up that the Applicant requested 22% of the coated material on the rear elevation and requested 74% masonry instead of the required 75%.

Planner Ducay stated that the seventh variance was to add two signs for the tenants on the east and west side.

The final variance was to reduce the required parking spaces from 73 to 71

parking spaces.

Commissioner Page stated that it would be good to know what the development to the north would be and the details of that development since it could impact this one.

Chairperson Ponder stated that this property is one of those opportunities to reflect the vision of Town Center.

Commissioner Sagar questioned the hardship for the requested variances since they own all of that land and could simply increase the size of the parcel to meet the parking requirement.

Commissioner Alvarado stated that he was struggling with many of the requested variances. Based on these requests they would have no expectation of meeting the feel of Town Center that was envisioned by the UDC.

Commissioner Stansell asked if Town Center is an overlay.

CDD Smith responded that Town Center is a base zoning district.

Commissioner Stansell asked why we don't require a comprehensive site plan, since this has been discussed multiple times.

CDD Smith answered that the UDC does not have that requirement.

Commissioner Sagar stated that this came up when Natural Grocers came in.

Commissioner Stansell asked why there are not architectural renderings.

CDD Smith responded that there are architectural renderings that they provided and were in the P&Z packet.

Planner Ducaay stated that there was a preliminary master plan that was provided

as well.

Chairperson Ponder asked if it was for the whole property.

Planner Ducay responded that it was.

Planner Ducay stated that this preliminary master plan was provided throughout the PSE, and was mainly used as a concept plan.

CDD Smith reiterated that it was strictly a concept plan, and that no one was beholden build exactly to it.

Commissioner Stansell stated that a concept plan is better than nothing.

CDD Smith stated that she agreed with Commissioner Stansell, that we might think about amending our code to require comprehensive plans when developing properties of this magnitude.

Commissioner Page stated that this was one of the recommendations in the FLUP.

Commissioner Sagar stated that this is something that the Commission had been requesting for a while.

Chairperson Ponder stated that without a comprehensive plan it this makes it hard to know if the right decision was being made.

CDD Smith stated that it could cost the developer money in the short term to develop a comprehensive plan, but it could also save them money in the long run, especially in regards to drainage and civil plans.

Commissioner Page asked on what exhibit the architectural renderings were located.

Commissioner Sagar responded Exhibit A-1.

Planner Ducay stated that the sixth page showed the concept plan.

Commissioner Stansell asked if the status of the FLUP could be discussed at the next meeting.

Chairperson Ponder stated that cases related to accessory structures be discussed more thoroughly.

CDD Smith responded that they could inform the Commission of the standards that accessory structures have to abide by. This would allow the Commission to think of questions for the next meeting's work session.

Commissioner Osgood stated that he agreed with Chairperson Ponder that it should be discussed and did not like how the last case was decided (the Holmes SUP for a 2,160 square-foot accessory garage and shop).

CDD Smith stated that she believed that the Council also may have some concerns regarding accessory structures.

Chairperson Ponder stated that regardless of the vote, it was a tough decision.

Commissioner Osgood commented that he found the screening wall along 1709 distasteful at Keystone Church. He believed that it was overdone with the various colors and messaging and thought it was distracting.

Commissioner Alvarado agreed with Commissioner Osgood and believed the wall to be loud and busy. They both suggested reducing the size and possibly colors of fence screen signage.

Chairperson Ponder brought up short-term rentals to be discussed as well.

CDD Smith stated that Grapevine was in a lawsuit about whether cities could

prohibit Single-Family Residential. Until a decision came down, the policy for Keller is to wait and see how that plays out.

Commissioner Sagar asked about the CIAC report.

CDD Smith responded that this would be a good question for our Public Works Director, Alonzo Linan.

Commissioner Stansell asked about the ZBA shift of responsibilities.

CDD Smith responded that what the Commission wanted to do was to run the fences through ZBA for a couple of months. There have been no applications since the new fence ordinances were codified, and the original intent was to shift fence applications to ZBA if the ordinances worked well.

D. ADJOURN

Chairperson Gary Ponder adjourned the Pre-Meeting at 6:28 P.M.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

Chairperson Gary Ponder called the meeting to order at 7:04 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.

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

No one came forward.

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/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.

D. NEW BUSINESS

1. [Consider approval of the minutes of the Planning and Zoning Meeting on October 14, 2019.](#)

A motion was made by Commissioner Leslie Sagar, seconded by Commissioner Bob Stevens, to approve as amended Consider approval of the minutes of the Planning and Zoning Meeting on October 14, 2019. The motion carried by the following vote:

AYE: 5 - Chairperson Ponder, Commissioner Sagar, Commissioner Stevens, Commissioner Osgood and Commissioner Alvarado

ABSTAIN: 2 - Commissioner Page and Commissioner Stansell

N:

2. **PUBLIC HEARING:** Consider a recommendation for a Specific Use Permit (SUP) for Greenway Keller Addition, a single story 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center). Greenway-Keller, LP, owner/applicant. (SUP-19-0001)

Planner Ducay gave a brief presentation on item D (2).

Chairperson Ponder opened the Public Hearing.

No one came forward.

Commissioner Stansell made a motion to close the Public Hearing for Item D-2, seconded by Commissioner Osgood. The motion carried unanimously.

Commissioner Stansell asked if the Commission had the capability to require a comprehensive site plan.

CDD Smith answered that she would have to check with the City Attorney.

Mark Hardaway, the Applicant, from Greenway Investment Company stepped

forward.

Commissioner Stansell asked if the Applicant owns all of lot 2 which encompasses all 7 acres.

Mark Hardaway responded that this is correct. They own from the northeast corner to the northwest corner all the way down to Braums.

Commissioner Stansell asked if they have done a lot of work in the City of Keller.

Mark Hardaway responded that they had. They have owned this lot since 2006.

Commissioner Stansell asked if they had developed other tracts in the area.

Mark Hardaway responded that this is correct and they had developed Jersey Mike's and Verizon.

Commissioner Stansell asked if the Applicant was familiar with the Future Land Use Plan.

Mark Hardaway responded that they were familiar with it and that they also prepared a comprehensive plan.

Commissioner Stansell stated that one of the top requests by the citizens was for a nice restaurant. Commissioner Stansell asked what Keller would have to do to attract a nice restaurant.

Mark Hardaway responded that a sit-down restaurant was the intention when they bought the property, but the market is telling them something different now.

Commissioner Stansell asked about the Applicant's view on preparing a comprehensive site plan.

Mark Hardaway responded that they did with respect to utilities and civils. He stated

that it was mainly conceptual.

Commissioner Stansell stated that he had seen too many developments that were cookie-cutter developments where they leave nothing to be desired from a restaurant stance.

Commissioner Sagar stated that she could not find any written justification for the variance requests on the next item. She stated that she was not comfortable approving the SUP because the site plan did not give her enough information. She continued that she was concerned about piecemeal development, traffic, and was just generally uncomfortable with the lack of information.

Commissioner Alvarado stated that he was looking for the hardships or anything to justify the variances on the next item. He stated that the UDC for Town Center was developed to give Town Center a specific feel and explained that this area could be a gateway to the rest of that shopping district. He felt that it would be a disservice the concept of Town Center allowing all of these variance requests. Commissioner Alvarado stated that he was torn because the development looks incredible, but it was not in line with what the UDC required.

Chairperson Ponder stated that item D-1 is whether or not the Commission would approve a single-story in this location, not the variances associated with the Site Plan.

A motion was made by Commissioner Carey Page, seconded by Commissioner Bob Stevens, to approve PUBLIC HEARING: Consider a recommendation for a Specific Use Permit (SUP) for Greenway Keller Addition, a single story 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center). Greenway-Keller, LP, owner/applicant. (SUP-19-0001) The motion carried by the following vote:

AYE: 4 - Chairperson Ponder, Commissioner Page, Commissioner Stevens and Commissioner Alvarado

NAY: 2 - Commissioner Sagar and Commissioner Stansell

3. [Consider a recommendation of a site plan for Greenway Keller Addition, a 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway \(F.M. 1709\) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC \(Town Center\). Greenway-Keller, LP, owner/applicant. \(SP-19-0001\)](#)

Planner Ducay gave a brief presentation on Item D-3.

Commissioner Alvarado thanked the Applicant for bringing the businesses that they have brought to the City. He also reiterated that the Commission does have to live with the decisions that they make, since they live in the City of Keller. Commissioner Alvarado mentioned that the concept plan showed medical being used, even though it was not permitted in Town Center.

Mark Hardaway stated that they had the Development Review Committee meeting back in October or November of 2018.

Commissioner Alvarado stated that medical was not allowed back then as well, and asked if this was correct.

Planner Smithers stated that medical has not been allowed in Town center since 2015.

Mark Hardaway stated that this plan had been done a while back and carried through without adjustment. He continued that the comprehensive plan was purely conceptual.

Commissioner Alvarado asked how long this development will take.

Mark Hardaway stated that it was user-driven, and that it will depend on the user.

Commissioner Alvarado stated that the Commission had received legal training by the legal team stating what the guidelines are for variances. He continued that the key is whether or not there is a hardship in place that was prompting this variance request.

Mark Hardaway stated that there was a hardship for every user that they have worked with. He continued that they were trying to be consistent with what was approved in the past, and explained that he would be happy to go through every variance that was requested. He explained that he did not believe he was asking for anything that was not consistent with past projects.

Commissioner Alvarado stated that he understood the first variance for no windows for the north.

Mark Hardaway responded that they encouraged tenants to put store-front glass for rear doors if they could accommodate rear entries.

Commissioner Alvarado stated that he did see consistency with the flat roof request given the other buildings as you go down the road; that was understandable.

Commissioner Alvarado asked about the wall pack lighting request in lieu of decorative lighting.

Mark Hardaway stated the wall pack lights were more for the safety of the employees, since they would provide light to the sidewalk in the back.

Commissioner Alvarado asked if ornamental light fixtures could use LED bulbs.

Mark Hardaway stated that what was proposed did not match the plans that were submitted. The ornamental lights are exactly like all the others, and there are no LEDs.

Commissioner Alvarado asked if the ornamental light fixtures were throughout the site and not just on Keller Parkway.

Mark Hardaway responded that this is correct.

Commissioner Alvarado stated that the plan does not show that here.

Mark Hardaway responded that the ornamental light fixtures from Natural Grocers will continue along the frontage of this property to the east. He continued that he wanted to use a LED bulb, not that he wanted to use a generic light pole.

CDD Smith asked the Applicant for clarification or whether they were not also asking for a variance for a generic light pole.

Mark Hardaway responded they did not want to ask for a variance for this.

CDD Smith stated that you do not need a variance to request the use of LED light bulbs.

Chairperson Ponder stated that variance four would not be needed.

CDD Smith asked the Applicant if they were going to use ornamental lights throughout the site with LED bulbs.

Mark Hardaway responded that it was his understanding that he could use the antique light fixtures, and that internally you could use the fixture that was specified under Town Center.

CDD Smith asked Planner Ducay what code states on that.

Planner Ducay responded that the UDC states that only the front parking lot is required for the ornamental lights.

Commissioner Alvarado asked what the reason for the variance to the foundation plantings was for.

Mark Hardaway responded that in past projects this was done and was granted. The reason was because the engineer did not want water running near that foundation.

Commissioner Alvarado asked about the specifications of the proposed signs.

Planner Ducay responded that signs were a separate process, and this just allows them to come forward with those signs instead of going through an additional variance process.

Commissioner Alvarado asked about the request for two less spaces.

Mark Hardaway responded that they designed it this way specifically and stated they felt that they had adequate parking. He continued that he had trouble understanding why handicap parking did not count towards the parking requirement. If the handicap parking was included they would meet the standard.

Commissioner Stevens asked if there will be access to Chandler on the east to avoid intersections being within close proximity of each other.

Mark Hardaway stated that they have undergone a TIA along with meeting with TX DOT to review the full comprehensive development. He answered that they will have access off of Chandler.

Commissioner Stevens stated that the driveways on the east side to the existing development are far away, and that the parking in the back is a good walk for employees.

Mark Hardaway stated that they want to provide good parking for both their customers and their tenant.

Commissioner Sagar stated that the trip generation form only includes the subject tract, not the whole development built.

Mark Hardaway responded that the comprehensive trip generation form was not included and stated that staff had it.

Commissioner Sagar stated that medical seemed to be assumed even though it was not allowed in Town Center.

Mark Hardaway stated that if general office is instituted then the use will generate less trips.

Commissioner Sagar asked Planner Ducay if they submitted a trip generation form that included the whole entire tract.

Planner Ducay responded that he was not included in those talks and directed the Commission to Chad Bartee, the City Engineer.

Chad Bartee stated that a comprehensive trip generation form was submitted to staff, and stated that they would need improvements as time went on. Chad explained further that a comprehensive trip generation form is not needed for a site like this under the UDC.

Commissioner Sagar asked if they assumed medical on their comprehensive trip generation form.

Chad Bartee responded that he was not sure, because it was so long ago and explained that as the next phase takes place the TIA will reflect that.

Commissioner Sagar stated that she was puzzled by the location of the parking, which was located in the rear instead of the front. She explained that she had a fundamental problem with not providing all of the parking required and also expressed concern over the textured concrete material. Commissioner Sagar asked what was the material underneath where they are planning to put the textured paint.

Mark Hardaway responded with concrete tilt wall.

Commissioner Sagar asked why they are requesting to use this.

Mark Hardaway responded that the look is attractive, and that it holds up over time. He explained that in the past projects here, they have utilized the same process.

Commissioner Sagar asked if this material had been used on prior projects.

Planner Ducay responded that a variance had not been requested.

Commissioner Sagar asked if specs were submitted.

CDD Smith stated specs were submitted.

Commissioner Sagar asked if this was allowed in the UDC.

CDD Smith stated that the UDC did not identify this material.

Commissioner Sagar stated that the first variance was not consistent with the other side of Keller-Smithfield road where Jersey Mike's went in. In this case there will be other buildings behind this, where double row parking would be.

Mark Hardaway responded that they will have a fire lane all the way around the building and are excited about some of the tenants that will be signing such as Qdoba. He continued that he knew where some of the tenants will be going. The problem will be the flexibility. Some of the tenants are okay with light and windows on the rear, and some aren't.

Commissioner Osgood stated that they want the business to succeed, but that he had a real problem since the back of the building would be facing another building. He continued that it did not paint a good feeling, especially for a walkable development. Commissioner Osgood expressed concern over the blank façade in the rear, but commended the applicant for

switching to LED lighting. He expressed concern over the planter boxes, and would rather see more green especially in that part of the City. Commissioner Osgood also stated that if this development goes forward with this wall surface paints, others will follow. This would impact and detract from the overall theme of Town Center. Commissioner Osgood asked if there is going to be a turn lane from 1709 into this development. If not, this would be a significant issue.

Mark Hardaway asked if he meant Chandler.

Commissioner Osgood responded anywhere.

Mark Hardaway responded that TX DOT would not allow them to utilize 1709 due to the distance and stacking. It was also the same thing going eastbound.

Commissioner Osgood asked if you are going west on 1709, if there was any way to do a deceleration lane.

Mark Hardaway stated that they are just following local and state regulations for that. It did not require this for this specific development.

Commissioner Osgood stated that it raised a big issue, because of the parking on the backside.

Mark Hardaway stated that the west side had two deceleration lanes. One of the drives did not require one, and are just following all local and state regulations.

Commissioner Osgood asked Chad Bartee if the traffic on Keller Parkway going westbound would be backed up with no deceleration lanes.

Chad Bartee responded that he did not think so because of access on Chandler and Keller-Smithfield. He continued that the deceleration lane on 1709 will be TX DOT's decision. The TIA report stated that there will need to be improvements at the Chandler intersection as times goes on.

Commissioner Osgood asked if the applicant had looked at shared parking.

Mark Hardaway stated that they cannot utilize Natural Grocers parking, and that was pretty standard for end users to protect their parking.

Commissioner Page stated that they certainly welcome commercial and retail developments in Keller, but expressed some concerns. Commissioner Page stated

that he could support the flat roof variance and the wall sign for end cap users. He continued that foundation planting can help maintain the structure of the building and the adjacent sidewalk by maintaining the state of hydration for the soil. The clay soils around here have a very high plasticity index which means they move a lot between wet and dry. They move very little if kept at constant hydration. Commissioner Page stated that his second issue was the parking. He asked why there are double rows in the back and pointed out that Natural Grocers had one row in the back and one row in the front.

Mark Hardaway stated that they were asking in their variance to count the two handicap spaces. He continued that they would hope to attract more restaurants.

Commissioner Page asked if a restaurant would be accessible through the rear. He also stated that a restaurant might access through the sides as well.

Mark Hardaway responded that Pie Five allowed it, and that a lot of these fast casual restaurants want this.

Commissioner Page asked if this was a likely outcome and then stated this was a reason to have a blank façade in the rear. Commissioner Page asked what the width of the lanes between parking rows. He continued that it seemed to be inconsistent.

Mark Hardaway responded that it is approximately twenty-four feet.

Commissioner Page asked if this meets fire code.

Mark Hardaway responded that he believed this is correct.

Commissioner Page stated that the parking spaces are 9x18, and that this is far too tight for larger vehicles.

Planner Ducay stated that all parking spaces have a two-foot overhang.

Commissioner Page responded that this does not help you get in and out of these

spaces. This could be a parking lot nightmare due to the lack of flow and suggested creating some sort of flow to help alleviate this.

Planner Ducay stated that this site plan was reviewed by Public Works and Fire.

Commissioner Page responded that he understood, but still objected to this.

Commissioner Stansell asked to confirm the median on Chandler Road.

Mark Hardaway nodded in confirmation.

Commissioner Stansell stated that he did not want the applicant to take his opening comments to be a slight to them in any way and stated that he had been in communities where comprehensive site plans were required.

Mark Hardaway agreed with Commissioner Stansell and explained that is why they submitted a concept plan.

Chairperson Ponder stated that they do want this to come to completion and work. He stated that he did want to work with them on the variances and agreed with Commissioner Page. Chairperson Ponder expressed concerns over the rear façade and mentioned being more conducive to developing Town Center standards.

Commissioner Sagar concurred with Commissioner Page's comments with the planters in the front of the building. Commissioner Sagar stated that she is a Civil Engineer and did GeoTech work.

A motion was made by Commissioner Paul Alvarado, seconded by Commissioner Carey Page, to approve with conditions Consider a recommendation of a site plan for Greenway Keller Addition, a 12,076 square-foot multi-tenant building, located on a 1.42-acre tract of land, on the north side of Keller Parkway, approximately 400' northeast of the Keller Smithfield Road and Keller Parkway (F.M. 1709) intersection, being Lot 2, Block A, Greenway Keller Addition, at 100 Chandler Road, and zoned TC (Town Center). Greenway-Keller, LP, owner/applicant. (SP-19-0001) The motion carried by the following vote:

AYE: 5 - Chairperson Ponder, Commissioner Page, Commissioner Stevens,
Commissioner Osgood and Commissioner Alvarado

NAY: 2 - Commissioner Sagar and Commissioner Stansell

E. ADJOURN

Chairperson Gary Ponder adjourned the meeting at 8:37 P.M.

Chairperson

Staff Liaison