



City of Keller
Planning & Zoning Commission
Meeting Minutes

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

Tuesday, July 22, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 6:30 p.m.

The following Commission Members were present:

Paul Alvarado, Chairman
John Baker, Vice-Chairman
Bill Schlegel
John Scott
Ross Brensinger
Deborah Johnson
Michelle Sandoval Cabanas

The following Commission Members were absent:

Erin Pfarner; Erik Leist

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Bartee; Planner II Alexis Russell; Planner I Calvin Eddleman; Planner I Ethan Flanders and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on July 15, 2025.](#)

CDD Hensley gave a brief recap of the July 15, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Russell gave brief background on the Specific Use Permit (SUP) request for 2510 Fawkes Lane. There was a discussion regarding the proposed lot coverage and the intended use for the structure.

Item E-2: Planner Russell gave a brief recap on the Site Plan Amendment for 1004 Keller Pkwy. There was a discussion surrounding the plan to convert three existing parking spaces into an outdoor patio.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:53 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:00 p.m.

B. PLEDGES TO THE FLAGS

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

This is a time for the public to address the Commission on any subject. However, the Texas Open Meetings Act prohibits the 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. Each speaker will be allowed three (3) minutes to speak.

Chairman Alvarado invited the public to speak on any topic. No member of the public came forward to speak.

D. CONSENT

1. [Consider the minutes of the June 24, 2025 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the July 8, 2025 Planning and Zoning Commission Meeting.](#)

A motion was made by Vice-Chairman John Baker, seconded by Commissioner Ross Brensinger, to approve the minutes of the June 24, 2025 and July 8, 2025 Planning and Zoning Commission meetings. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 1,967 square-foot accessory structure, on approximately 0.81 acres, located on the south side of Fawkes Lane, approximately 209 feet southwest from the intersection of Randoll Mill Avenue and Fawkes Lane, legally described as Lot 1, Block A of the Fawkes Addition, zoned Single-Family 20,000 square-foot lot size or greater \(SF-20\) and addressed 2510 Fawkes Lane. Cambium Builders, LLC, Applicant. Mark and Samuela Bean, Owners. \(SUP-2506-0026\)](#)

Planner Russell gave a presentation on the SUP request for 2510 Fawkes Lane.

Chairman Alvarado opened the public hearing. No one came forward to speak.

A motion was made by Vice-Chairman John Baker, seconded by Commissioner Ross Brensinger, to close the public hearing. The motion carried unanimously.

The Commission and the Applicant, Kolby Smith (Cambium Builders, LLC), discussed the

proposed height and size of the building, with clarification made that the use is for entertainment, home office, and gym purposes. Concerns were raised about the possibility of the structure being used as an Accessory Dwelling Unit (ADU), however, the Applicant confirmed that it was understood by himself and the Owner that it would not be used as an ADU.

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Ross Brensinger, to recommend approval of Item E-1, as presented. The motion carried unanimously.

- 2. [Consider a request for a Site Plan Amendment for Summer Moon Coffee, located in an existing 7,733 square-foot building on the west side of Town Center Lane, on the property legally described as Lot 1R, Block A, Keller Town Center Addition, approximately 228 feet southeast of the Keller Parkway and Town Center Lane intersection, zoned Town Center \(TC\) and addressed as 1004 Keller Parkway, Suite 104. Ian Rehmet, Applicant. Regency Centers LP, Owner. \(SITE-2506-0011\)](#)

Planner Russell gave a presentation on the Site Plan Amendment for 1004 Keller Pkwy.

Commissioner Schlegel and the Applicant, Ian Rehmet, discussed the project's necessity, with the Applicant confirming it was due to business growth.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Michelle Sandoval Cabanas, to recommend approval of Item E-2, as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 7:34 p.m.

Chairperson

Staff Liaison