



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, August 12, 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
Erin Pfarner
Bill Schlegel
Deborah Johnson
Michelle Sandoval Cabanas

The following Commission Members were absent:

Erik Leist ; John Scott; Ross Brensinger

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 August 5, 2025.](#)

Chairman Alvarado announced his upcoming departure from the Planning and Zoning Commission.

CDD Hensley gave a brief recap of the August 5, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Flanders gave brief background on the SUP request for 1611 Knox Rd.

Item E-2: Planner Russell gave brief background on the zoning change request for The Preserve at Keller Oaks.

There was a brief discussion surrounding the potential impacts to the commercial property located directly south of the project, and the need for additional to verify ownership of the lots that submitted opposition letters.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:45 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:01 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 July 22, 2025 Planning and Zoning Commission Meeting.](#)
2. [Consider approval of a Final Plat for Lots 1R, 2R, 3-18, and 19X, Block 1 of New Hope Lutheran Church Addition, being a Replat of Lots 1 and 2, New Hope Lutheran Church Addition, located at the southeast corner of the intersection of North Tarrant Parkway and Willis Lane, zoned Single Family Residential - 8,400 square-foot lots, and addressed 2125 Willis Lane. Alex Harper, DNA Custom Homes, Applicant. New Hope Lutheran Church, Owner. \(PLAT-2506-0012\)](#)
3. [Consider approving a Final Plat for Samantha Springs Commerce Park, a 5 lot replat of Lot 1, Block A of the Keller Church of God Addition; Lots 1-A, 1-B, 1-C, and 1-D, Block A of the Sutton Industrial Addition; Lots 1-5, Block 1, and Lots 1-5, Block 2 of the Keller Business Park; and Lot 1, Block A of the Samantha Springs Addition, being a tract of land located in the Sam Needham Survey, A-1171, being approximately 22.94 acres on the east side of N. Main Street, located approximately 725 feet north from the N. Main Street and Johnson Road intersection, zoned Light Industrial \(LI\) and Commercial, and addressed as 712, 720, 800, 810, 816, 820, and 880 N. Main Street. Spry Surveyors, Applicant. JEMcCombs Real Estate, Ltd., Owner. \(PLAT-2506-0014\)](#)

A motion was made by Vice-Chairman John Baker, seconded by Commissioner Bill Schlegel, to approve Consent Items D-1, D-2, and D-3, as presented. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 550 square-foot addition to an existing 775 square-foot accessory structure, on 1.37 acres, located on the north side of Knox Road, approximately 695 feet northwest from the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1 of the Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1611 Knox Road, Danny Ahlers, Applicant/Owner. \(SUP-2507-0027\)](#)

Planner Flanders gave a presentation on the SUP request for 1611 Knox Road.

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

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

The Commission and Staff discussed the history of the existing accessory structure and the permitting process. The Applicant, Daniel Ahlers, and the Commission further discussed the structure's intended use for storage and an art studio, and the aesthetics of the proposed addition to the structure.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner Michelle Sandoval Cabanas to approve Item E-1 as presented. The motion failed by the following vote:

AYE-3: Commissioner Bill Schlegel; Commissioner Erin Pfarner; Commissioner Michele Sandoval Cabanas

NAY-3: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Deborah Johnson

2. [PUBLIC HEARING: Consider a request for a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 12,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 65 residential lots, 1 commercial lot, and approximately 6.77 acres of open space on 33.68 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, located on the east side of N. Main](#)

St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (ZONE-2506-0007)

Planner Russell gave a presentation on the zoning change request for The Preserve at Keller Oaks. .

The Applicant, Curtis Young with Sage Group , Inc., gave a presentation on behalf of his project.

Chairman Alvarado opened the public hearing.

The following came forward to speak in support:

Vijay Ranganathan, (950 N. Main), spoke in support of the development but had concerns about development of his commercial lot.

The following came forward to voice their concerns:

Amber Foley, (317 Farmview Trl), spoke to her concerns about the proposed gate.

Reggies Barnes, (524 Homestead Dr), spoke in support, but voiced his concerns regarding increased drainage, traffic and emergency access.

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

There was a discussion between the Commission, the Staff, and the Applicant's team regarding several topics, including the proposed open space, drainage concerns, and alternative ingress and egress outlets. Further discussion was held regarding the potential for emergency access, the proposed landscaping, and the traffic impact analysis.

A motion was made by Chairperson Paul Alvarado, seconded by Commissioner Bill Schlegel, to recommend approval of item E-2, as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 8:55 p.m.

Chairperson

Staff Liaison