



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, January 27, 2026

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman John Baker

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

The following Commission Members were present:

John Baker, Chairman
Erin Pfarner, Vice-Chairwoman
Bill Schlegel
John Scott
Ross Brensinger
Michelle Sandoval Cabanas

The following Commission Members were absent:

Erik Leist, Deborah Johnson, Andrew Young

Staff present included Director of Development Services (DDS) Sarah Hensley; City Engineer Chad Barte; Planner II Alexis Zimmerman; Planner I Calvin Eddleman; Planner I Ethan Flanders and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on January 20, 2026.](#)

DDS Hensley gave a brief recap of the January 20, 2026, City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-2: Chairman Baker noted that this item would be moved to the end of the new business items.

Item E-1: Planner Flanders gave a brief recap of the SUP request for 516 N Pearson Lane.

Item E-2: Planner Eddleman gave a brief recap of the variance request for 138 College St.

Item E-3: Planner Zimmerman gave a brief recap of the Detailed Site Plan request for the Rosebury Addition.

Item E-4: Planner Zimmerman gave a brief recap of the request for an appeal to the Tree

Preservation ordinance for the Rosebury Addition.

Item E-5: Planner Zimmerman gave a brief recap of the variance request for a monument sign at 110 Taylor St.

Item E-6: DDS Hensley gave a brief recap of the seven variance requests for a Site Plan at 404 Keller Pkwy.

Item E-7: DDS Hensley gave a brief recap of the request to approve a final plat with one variance for 8660 Clara Lane and 8733 Indian Knoll Trl. Chairman Baker noted that this item would be moved to the beginning of the new business items.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 7:02 p.m.

REGULAR MEETING 7:00 P.M.

Chairman Baker called the meeting to order at 7:08 p.m.

A. CALL TO ORDER – Chairman John Baker

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 three business days' 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 Baker 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 January 13, 2026 Planning and Zoning Commission Meeting.](#)
A motion was made by Commissioner Bill Schlegel, seconded by Commissioner Ross Brensinger, to approve the minutes of the January 13, 2026 Planning and Zoning Commission Meeting. The motion carried unanimously.
2. [Consider approving a Final Plat for the Rosebury Addition, being a 26 lot Replat of Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, being 11.63 acres out of Abstract 29 Tract 5B04 &](#)

27523 of the Richard F. Allen Survey, located on the northeast corner of the N. Main Street and Johnson Road intersection, zoned PD-2223-Mixed Use, and currently addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. (PLAT-2512-0032)

There was a discussion between the Commission and Staff clarifying the proposed minimum dwelling size and the language that will be reflected on the final plat.

A motion was made by Commissioner Michelle Sandoval Cabanas, seconded by Vice-Chairwoman Erin Pfarner, to approve a Final Plat for the Rosebury Addition. The motion carried by the following vote:

AYE-5: Chairman John Baker; Vice-Chairwoman Erin Pfarner; Commissioner Bill Schlegel; Commissioner Michelle Sandoval Cabanas; Commissioner Ross Brensinger

NAY-1: Commissioner John Scott

E. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP), for a 1,276 square-foot accessory structure, on 1.12 acres, located on the west side of North Pearson, approximately 2200 feet northwest from the intersection of Keller Parkway and North Pearson Lane, legally described as Lot 1, Block A of the Gary Cromwell Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 516 N Pearson Lane. Isaac Wright, Applicant. Phillip Goodrum, Owner. (SUP-2512-0052)

Planner Flanders gave a presentation on the SUP request for 516 N. Pearson Lane.

The Applicant, Isaac Wright, was in attendance.

A motion was made by Vice-Chairwoman Erin Pfarner, seconded by Commissioner Michelle Sandoval Cabanas, to close the public hearing. The motion carried unanimously.

There was a discussion between the Commission, Staff, and the Applicant surrounding the current structures on site and the proposed use for the new structure.

A motion was made by Commissioner John Scott, seconded by Commissioner Bill Schlegel, to recommend approval of Item E-1, as presented. The motion carried unanimously.

2. Consider a variance request related to maximum main building lot coverage for one lot in the Mays & Sweet Addition, on the property legally described as Lot 19, Block 4 of the Mays & Sweet Addition, being approximately 0.13-acres, located on the west side of College Street, approximately 600 feet southwest from the intersection of Keller Parkway and College Street, zoned Single-Family 8,400 square-foot lots or greater (SF-8.4), and addressed as 138 College Street. Frank Atherton, Applicant. Keller Main Street Depot LLC, Owner. (UDC-2601-0001)

There was a discussion between the Commission and the Applicant regarding the site's

history and the neighboring lot sizes.

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.

3. [Consider a recommendation for a Detailed Site Plan for the Rosebury Planned Development, a PD consisting of 21 residential lots, 1 commercial lot, and 3 open space lots \(1.33 acres open space\), on approximately 9.2 acres \(7.53 acres residential and 1.67 acres commercial\) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(SITE-2512-0020\).](#)

Planner Zimmerman gave a presentation on the Detailed Site Plan request for the Rosebury Addition, at 550, 600 & 700 N. Main St.

The Applicant, Curtis Young, gave a presentation on behalf of his proposal.

There was a discussion between the Commission and the Applicant regarding the absence of ingress and egress from the proposed subdivision to Highway 377. The Applicant explained that the Texas Department of Transportation (TXDOT) will not allow for any additional entry or exit points.

Further discussion was held concerning increased traffic on Johnson Road, the plan to meet life safety requirements, the design of the proposed commercial lots, and the plan for fencing.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to recommend approval of Item E-3, as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker; Vice-Chairwoman Erin Pfarner; Commissioner Bill Schlegel; Commissioner Michelle Sandoval Cabanas; Commissioner Ross Brensinger

NAY-1: Commissioner John Scott

4. [Consider a recommendation of an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for the Rosebury Planned Development, on approximately 9.2 acres of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. DW Commercial, LLC., Applicant. Mark and Chryste Keel, Owner. \(ATP-2601-0001\)](#)

Planner Zimmerman gave a presentation on the appeal to the UDC Tree Preservation for

Rosebury PD at 550, 600, and 700 N. Main St.

The Applicant, Curtis Young, spoke on behalf of his proposal.

There was a discussion between the Commission, Staff, and the Applicant regarding the plan to remove existing trees, the mitigation strategy, and the species of the trees slated for removal.

A motion was made by Commissioner Bill Schlegel, seconded by Commissioner Michelle Sandoval Cabanas, to recommend approval of Item E-4, as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker; Vice-Chairwoman Erin Pfarner; Commissioner Bill Schlegel; Commissioner Michelle Sandoval Cabanas; Commissioner Ross Brensinger

NAY-1: Commissioner John Scott

5. [Consider a request for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller \(OTK\), one monument sign for an existing 1,260 square-foot medical office on 0.17 acres located on the south side of Taylor Street, approximately 85 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 110 E. Taylor Street. Cary Stillwell, Applicant. JS20 Investments LLC., Owner. \(UDC-2507-0010\)](#)

Planner Zimmerman gave a presentation on the UDC variance request for a monument sign at 110 Taylor St.

The Applicant was not in attendance.

There was a discussion between the Commission and Staff about the history of prior applications for the site, specifically the SUP and Certificate of Occupancy (CO), along with the proposed sign's size and placement.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Michelle Sandoval Cabanas, to recommend denial for Item E-5, as presented. The motion carried unanimously.

6. [Consider a request for a Site Plan with variances for a proposed 5,528 square-foot multitenant building, on the property legally described as Lot 8 of the Benson Subdivision - Keller, being 0.49-acres, located on the southeast corner of the Keller Parkway and College Street intersection, zoned Retail \(R\) and addressed as 404 Keller Parkway. Andrea Petty, Franz Architects, Applicant. HGCD Land Holdings, LLC, Owner. \(SITE-2510-0016\)](#)

DDS Hensley gave a presentation on the Site Plan with variances for 404 Keller Pkwy.

The Applicant, Terry Cunningham, with Franz Architects, joined via Zoom.

The Business Owner, Ken Green, also spoke on behalf of his proposal.

There was a discussion between the Commission, Staff, and the Applicant regarding the parking lot design, with concerns being raised about the parking space sizes and potential encroachment into fire lanes. It was further pointed out that the parking lot design could be an issue for larger vehicles.

A motion was made by Commissioner Michelle Sandoval Cabanas, seconded by Chairman John Baker, to recommend denial for Item E-6, as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker; Commissioner Bill Schlegel; Commissioner Michelle Sandoval Cabanas; Commissioner John Scott

NAY-1: Vice-Chairwoman Erin Pfarner; Commissioner Ross Brensinger

7. [Consider a request for a Final Plat with one variance for the Cameron-SQRL Sanford Addition, a proposed residential subdivision with seven single-family lots, on 7.22 acres, located approximately 900 feet northwest of the Indian Knoll Trail and Shady Grove Road intersection, legally described as Tracts 1F and 1A02C, Abstract 1209 of the Thomas Peck Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 8660 Clara Lane and 8733 Indian Knoll Trail. William Solomon, Suma Monde Kapital Partners, Applicant. Cameron-Sqrl. Sanford, LLC, Owner. \(PLAT-2508-0021\)](#)

DDS Hensley gave a presentation of the final plat with a variance request for 8660 Clara Lane and 8733 Indian Knoll Trl.

The Applicant, William Solomon, joined via Zoom.

There was a discussion between the Commission about the Applicant's new proposal, which reduces the number of lots from eight to seven.

A motion was made by Commissioner John Scott, seconded by Chairman John Baker, to recommend approval for a Final Plat, with one variance, for the Cameron-SQRL Sanford Addition. The motion carried unanimously.

F. ADJOURN

Chairman Baker adjourned the meeting at 9:41 p.m.

Chairperson

Staff Liaison