



# City of Keller

## Planning & Zoning Commission

### Meeting Minutes

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
[www.cityofkeller.com](http://www.cityofkeller.com)

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**Tuesday, June 24, 2025**

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#### **PRE-MEETING BRIEFING 6:30 P.M.**

#### **A. CALL TO ORDER - Chairman Paul Alvarado**

Chairman Alvarado called the meeting to order at 6:29 p.m.

The following Commission Members were present:

Paul Alvarado, Chairman  
John Baker, Vice-Chairman  
Erin Pfarner  
Erik Leist  
Bill Schlegel  
Ross Brensinger  
Deborah Johnson

The following Commission Members were absent:

John Scott; Michelle Sandoval Cabanas

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 June 3 and June 17, 2025.](#)

CDD Hensley gave a brief recap of the June 3 and June 17, 2025 City Council meetings.

#### **C. DISCUSS AND REVIEW AGENDA ITEMS**

Item E-1: Planner Eddleman gave brief background on the Specific Use Permit (SUP) request for 1745 Summer Lane.

Item E-2: Planner Eddleman gave brief background on the SUP request for an automobile electric charging station at 1000 Keller Pkwy.

Item E-3: Planner Russell gave brief background on the sign special exception request for 541 Keller Pkwy.

Item E-4: Planner Russell gave brief background on the request for a Final Plat with variances at 2257 Florence Rd.

Item E-5: CDD Hensley gave brief background on the zoning change request for 8660 Clara Lane and 8733 Indian Knoll Trail.

Item E-6: CDD Hensley gave brief background on the Future Land Use Plan (FLUP) amendment request for 8660 Clara Lane and 8733 Indian Knoll Trail.

#### **D. ADJOURN**

Chairman Alvarado adjourned the pre-meeting at 6:48 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**

1. 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 May 27, 2025 Planning and Zoning Commission Meeting.](#)

A motion was made by Vice Chairman John Baker, seconded by Commissioner Erik Leist, to approve Item D-1 as presented. The motion carried by the following vote:

**AYE-5: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner Erin Pfarner; Commissioner Deborah Johnson**

**NAY-1: Commissioner Ross Brensinger**

**Abstain-1: Commissioner Erik Leist**

2. [Consider approval of a Final Plat for Lot 1R, Block A of Bear Creek Office Park, located at the southeast corner of the intersection of Bear Creek Parkway West and Chisholm Trail, being a replat of Lot 1, Block A of Bear Creek Office Park, a proposed 3.0908-acre non-residential lot, zoned Planned Development - Tech Flex, and addressed 150 Bear Creek Parkway West. FLEXD Development, LLC, Owner/Applicant. \(PLAT-2506-0012\)](#)

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Bill Schlegel, to approve Item D-2 as presented. The motion carried unanimously.**

## **E. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 1,500 square-foot accessory structure, on approximately .84 acres, located on the north side of Summer Lane, approximately 1,300 feet East from the intersection of Ottinger Road and Melody Lane, legally described as Lot 11, Block 1 of the Summer Ridge Estates Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1745 Summer Lane. Jaron Dulaney, Applicant/Owner. \(SUP-2505-0020\)](#)

Planner Eddleman gave a presentation on the SUP request for 1745 Summer Lane.

The Applicant, Jaron Dulaney, (1745 Summer Lane), came forward to speak on behalf of his project.

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

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

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

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. \(SUP-2505-0019\)](#)

Planner Eddleman gave a presentation on the SUP request for 1000 Keller Pkwy.

The Applicants, Ashley Brew & Brian Guthridge, (representing Francis Energy), came forward to speak on behalf of their request.

Chairman Alvarado opened the public hearing.

Mike Sivertsen, (1620 Creek Terrace Dr.), spoke in opposition.

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

There was a discussion between the Commission and Staff regarding the number of current automobile electric charging stations operating within the City. Further discussion was held regarding the demand, impact on the available parking in the shopping center and safety standards.

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to recommend approval of Item E-2 as presented. The motion carried by the following vote:**

**AYE-5: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Ross Brensinger; Commissioner Bill Schlegel; Commissioner Erik Leist**

**NAY-2: Commissioner Erin Pfarner; Commissioner Deborah Johnson**

3. [Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for two attached wall signs for Te'Jun, a 5,500 square-foot restaurant currently under construction, on 1.2 acres, approximately 282 feet northwest of the intersection of Keller Parkway and Bourland Road, legally described as Lot 1, Block A, of the TEJUN Addition, zoned Retail and addressed as 541 Keller Parkway. Texas Sign Services Inc, Applicant. Te'Jun, Owner. \(UDC-2505-0009\)](#)

Planner Russell gave a presentation on the special exception request for 541 Keller Pkwy.

The Owners, Tyler and Lydia Baldwin, came forward to speak on behalf of their request.

**A motion was made by Commissioner Erin Pfarner, seconded by Vice-Chairman John Baker, to approve Item E-3 as presented. The motion carried unanimously.**

4. [Consider a request for a Final Plat with variances for the Roanoke Christian Center Addition, a proposed residential subdivision with three single-family lots, on 2.54 acres of land, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 2257 Florence Road. Pentavia Custom Homes LLC, Owner/Applicant. \(PLAT-2505-0011\)](#)

Planner Russell gave a presentation on the Final Plat request with variances for 2257 Florence.

A discussion was held between the Commission and the Staff regarding the proposed lot sizes.

**A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to table Item E-4 until the end of the meeting. The motion carried unanimously.**

Due to the discovery of a clerical error on the plat sheet, the Applicant requested to table the item.

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to table Item E-4 to the July 8, 2025 Planning and Zoning Commission Meeting. The motion carried unanimously.**

5. [PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots \(SF-36\) to Planned Development - Single-Family Residential 30,000 square-foot lots \(SF-30\) for 7.2 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. \(ZONE-2505-0006\)](#)

CDD Hensley gave a presentation on the zoning change request for 8660 Clara Lane and 8733 Indian Knoll Trail.

The Applicant, William Solomom with Suma Monde Kapital Partners and Poorya Alikhani, provided their own presentation.

Chairman Alvarado opened the public hearing.

Connie Coleman, (2107 Legacy Ct.), spoke in support of the proposal.

**A motion was made by Commissioner Erik Leist, seconded by Commissioner Bill Schlegel, to close the public hearing. The motion carried unanimously.**

The Commission and the Applicants discussed the proposal's inability to meet the Planned Development requirements, specifically regarding open space percentage, as per the UDC.

**A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to recommend approval of Item E-5 as presented. The motion failed by the following vote:**

**AYE-3: Commissioner Bill Schlegel; Chairman Paul Alvarado, Commissioner Erik Leist**

**NAY-4: Vice-Chairman John Baker, Commissioner Ross Brensinger; Commissioner Erin Pfarner, Commissioner Deborah Johnson**

6. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Low-Density Single Family 36,000 square-foot lots and above \(LD-SF\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 7.2 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. \(PA-2505-0003\)](#)

CDD Hensley gave a presentation on the FLUP amendment request for 8660 Clara Lane and 8733 Indian Knoll Trail.

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

A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to close the public hearing. The motion carried unanimously.

A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to recommend approval of Item E-6, as presented. The motion carried by the following vote:

**AYE-5:** Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner Erin Pfarner; Commissioner Erik Leist

**Nay-2:** Commissioner Deborah Johnson; Commissioner Ross Brensinger

## **F. ADJOURN**

Chairman Alvarado adjourned the meeting at 9:14 p.m

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Chairperson

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Staff Liaison