



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, May 26, 2026

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman John Baker

Chairman Baker called the meeting to order at 6:31 p.m.

The following Commission Members were present:

John Baker, Chairman
Erin Pfarner, Vice-Chairwoman
Erik Leist
Bill Schlegel
John Scott
Ross Brensinger
Deborah Johnson
Andrew Young

The following Commission Members were absent:

Michelle Sandoval Cabanas

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding recent City Council action.](#)

DDS Hensley gave a brief recap of the May 19, 2026, City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Zimmerman gave a brief recap of the Specific Use Permit (SUP) request for an Accessory Dwelling Unit (ADU) at 1743 Florence Rd.

Item E-2: Planner Flanders gave a brief recap of the SUP request for an indoor events center at 761 Keller Pkwy.

Item E-3: Planner Eddleman gave a brief recap of the SUP request for a Chiropractic office at 121 Lorine St.

Item E-4: Planner Zimmerman gave a brief recap of the variance request for 1756 Highland Dr. W.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 6:50 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman John Baker

Chairman Baker 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 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 May 12, 2026 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner John Scott, seconded by Commissioner Andrew Young, to approve the minutes of the May 12, 2026 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for Specific Use Permit \(SUP\) with a variance, for an approximately 1,501 square-foot Accessory Dwelling Unit, located on 2.67 acres, on the east side of Florence Road, approximately 1,900 feet east of the intersection of Florence Road and Ottinger Road, legally described as Lot 1R, Block A of the Anderson Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1743 Florence Road. April Hanson, Applicant. Jeff and April Hanson Family Trust, Owner. \(SUP-2605-0013\)](#)

Planner Zimmerman gave a presentation on the SUP request for 1743 Florence Rd.

The Applicant, Jeff Hanson (1743 Florence Rd.), spoke on behalf of his project.

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

A motion was made by Commissioner Erik Leist, seconded by Commissioner John Scott, to close the public hearing. The motion carried unanimously.

There was a discussion between the Commission and the Applicant regarding the request, including clarification on the proposed height of the structure and the intended use.

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 Chalk & Steel Co, to operate an indoor entertainment facility in an existing 7,310 square foot lease space, on approximately 1.4 acres, located approximately 560 feet northeast of the intersection of Bourland Road and Keller Parkway, legally described as Block A, Lot 4RA, of the Shemwell Addition, zoned Retail, and addressed 761 Keller Parkway Unit 104. Jonna Parron, Applicant. M&D Associates LLC, Owner. \(SUP-2604-0011\)](#)

Planner Flanders gave a presentation on the SUP request for 761 Keller Parkway, Unit 104.

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

A motion was made by Commissioner John Scott, seconded by Commissioner Erik Leist, to close the public hearing. The motion carried unanimously.

There was a discussion involving the Commission, the Applicant, and Staff about various topics, including the intended use of the establishment as a pool club for tournaments, plans to serve alcohol, a limited food menu, and proposed operating hours.

A motion was made by Commissioner Erik Leist, seconded by Vice-Chairwoman Erin Pfarner, to recommend approval of Item E-2 as presented. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Alpha & Omega Chiropractic, to operate a chiropractic office in an existing 1,992 square-foot building, on approximately 0.32 acres, located on the north side of Lorine Street, approximately 225 feet east of the North Main Street and Lorine Street intersection, legally described as Lot 3, Block A of the Lorine Addition, zoned Old Town Keller \(OTK\), and addressed 121 Lorine Street. Hannah Traweek, Applicant. Houghton Horns LLC, Owner. \(SUP-2605-0012\)](#)

Planner Eddleman gave a presentation on the SUP request for 121 Lorine St.

The Applicants, Hannah Traweek and Morgan Thompson (121 Lorine St.), spoke on behalf of their project.

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

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

There was a discussion between the Commission and the Applicant regarding plans for future expansion, the parking arrangements, and clarification made on the proposed services.

A motion was made by Chairman John Baker, seconded by Commissioner Erik Leist, to recommend approval of Item E-3 as presented. The motion carried unanimously.

- 4. [Consider one variance request for one lot in the Highland Terrace Mobile Home Park to reduce the front yard setback to 25 feet in lieu of the required 35 feet, on the property legally described as Lot 15 of the Highland Terrace Mobile Home Park, being approximately 0.16-acres, situated on the south side of Highland Drive West, zoned Single-Family 36,000 square-foot lots or greater \(SF-36\), and addressed as 1756 Highland Drive West. Amy Sheegog, Applicant. Jenny Gray, Owner. \(UDC-2605-0002\)](#)

Planner Zimmerman gave a presentation on the variance request for 1756 Highland Drive West.

A motion was made by Vice-Chairwoman Erin Pfarner, seconded by Commissioner Deborah Johnson, to recommend approval of Item E-3 as presented. The motion carried unanimously.

F. ADJOURN

Chairman Baker adjourned the meeting at 8:07 p.m.

Chairperson

Staff Liaison