



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, November 11, 2025

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
Erik Leist
John Scott
Michelle Sandoval Cabanas
Deborah Johnson

The following Commission Members were absent:

Bill Schlegel
Ross Brensinger

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Barte; Planner II Alexis Zimmerman; Planner I Calvin Eddleman; Planner I Ethan Flanders.

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on November 4, 2025.](#)

CDD Hensley gave a brief recap of the November 4, 2025 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: Planner Zimmerman gave brief background on the Specific Use Permit (SUP) request for 140 Pecan St.

Item D-2: Planner Eddleman gave brief background on the SUP request for 208 S. Main St.

Item D-3: Planner Eddleman gave brief background on the SUP request for 135 S. Main St.

Item D-4: Planner Zimmerman gave brief background on the Planned Development (PD)

amendment request for 2131 Rufe Snow Dr.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 7:00 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman John Baker

Chairman Baker called the meeting to order at 7:04 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. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Firm Foundation Wellness Center, to operate a chiropractic office in an existing 1,744 square-foot building, on approximately 0.47 acres, located on the south side of Pecan Street, approximately 100 feet west of the Pecan Street and South Elm Street intersection, legally described as Abstract 1171, Tract 19 of the Samuel Needham Survey, zoned Old Town Keller \(OTK\), and addressed 140 Pecan Street. Corey Strunk, Applicant. Phyllis and Ronald Lee, Owner. \(SUP-2510-0041\)](#)

Planner Zimmerman gave a presentation on the SUP request for 140 Pecan St.

The Applicants, Meredyth & Corey Strunk (140 Pecan St.), spoke on behalf of their proposal.

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

A motion was made by Commissioner Erik Leist, seconded by Commissioner Michelle Sandoval Cabanas, to close the public hearing. The motion carried

unanimously.

There was a discussion between the Commission and the Applicant regarding parking at the site.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner John Scott, to recommend approval of Item D-1 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow counseling offices to operate within an existing multi-tenant office building, on approximately 0.41 acres, located on the northwestern corner of the intersection of South Main Street and Bates Street, legally described as Lot 3R, Block 4, of the Keller, City Addition, zoned Old Town Keller \(OTK\), and addressed 208 South Main Street. Susan O'Connor, Applicant. Keller Main St Depot LLC, Owner. \(SUP-2510-0042\)](#)

Planner Eddleman gave a presentation on the SUP request for 208 S. Main St.

The Site Owner, Cary Moon (208 S. Main St.), spoke on behalf of the Applicants proposal.

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

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

There was a discussion between the Commission and the Applicant focusing on the process for tenants to sign agreements, the insufficient parking availability within the Old Town Keller zoning district, and the possibility of subleasing office spaces.

A motion was made by Commissioner John Scott, seconded by Commissioner Michelle Sandoval Cabanas, to recommend approval of Item D-2 as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker; Commissioner John Scott; Commissioner Erin Pfarner; Commissioner Deborah Johnson; Commissioner Michelle Sandoval Cabanas

NAY-1: Commissioner Erik Leist

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for InfuZen Health, to operate a medical spa in an existing 1,536 square-foot building, on approximately 0.17 acres, located on the northeastern corner of the intersection of South Main Street and Hill Street, legally described as Lot 10A, Block 11, of the Keller, City Addition, zoned Old Town Keller \(OTK\), and addressed 135 South Main Street. Trey Shadwick, Applicant. Haynes Family Properties LLC, Owner. \(SUP-2510-0045\)](#)

Planner Eddleman gave a presentation on the SUP request for 135 S. Main St.

The Applicant, Trey Shadwick (135 S. Main St.), spoke on behalf of his proposal.

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 between the Commission and the Applicant to clarify the medical practice component of the business.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner Erik Leist, to recommend approval of Item D-3 as presented. The motion carried unanimously.

4. [PUBLIC HEARING: Consider a request for a Planned Development \(PD\) amendment for Bursey Park, related to the list of permitted uses allowed on Tract 2 of the Planned Development, for approximately 1.38 acres, located on the east side of Rufe Snow Drive, approximately 275 feet northeast of the Bursey Road and Rufe Snow Drive intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Planned Development-1092-Retail, and addressed 2131 Rufe Snow Drive. Carolyn O'Brien, Eridani Engineering, Applicant. Keith Hoogland, Owner. \(ZONE-2510-0010\)](#)

Planner Zimmerman gave a presentation on the PD amendment request for 2131 Rufe Snow Dr.

The Applicant, Carolyn O'Brien (2131 Rufe Snow Dr.), gave a presentation on behalf of her proposal.

Chairman Baker opened the public hearing.

Charlotte Leo ,(2012 Hayley Drive), brought forward her concerns regarding possible site changes that could lead to hazardous waste disposal and noise nuisances.

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

Commissioner Leist gave the Applicant an opportunity to respond to the Public Hearing speaker's questions, where he confirmed that there were no proposed site changes.

CDD Hensley further noted that a site plan variance would be necessary for an additional drive to be added in the future.

There was a discussion between the Commission and the Staff regarding the services to be provided, plans for coordinating with AutoZone on the scheduling of trash pickups and deliveries during operational hours, and the design of the proposed facade

Additionally, the conversation covered lighting considerations, the length of leasing terms, landscaping arrangements, and the development of dumpster enclosures.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner Erik Leist, to recommend approval of Item D-4 as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker; Commissioner Erik Leist; Commissioner Erin Pfarner; Commissioner Deborah Johnson; Commissioner Michelle Sandoval Cabanas

NAY-1: Commissioner John Scott

E. ADJOURN

Chairman Baker adjourned the meeting at 8:11 p.m.

Chairperson

Staff Liaison