



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, March 11, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Vice-Chairman John Baker

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

The following Commission Members were present:

John Baker, Vice-Chairman

Erin Pfarner

Erik Leist

Bill Schlegel

John Scott

Ross Brensinger

Deborah Johnson

Michelle Sandoval Cabanas (Non-voting)

The following Commission Members were absent:

Paul Alvarado, Chairman

Staff present included Community Development Director (CDD) Sarah Hensley; City Engineer Chad Bartee; Planner I Alexis Russell; Planner I Calvin Eddleman and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

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

CDD Hensley gave a brief recap of the March 4, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E1- CDD Hensley gave brief background on the Specific Use Permit (SUP) request for 1241 Keller Pkwy. There was a discussion regarding the history that excluded Medical as a use in the Town Center (TC) zoning district and the recent amendment to the Unified Development Code (UDC) to allow the use with an approved SUP.

Item E2- CDD Hensley gave brief background on the Planned Development (PD) zoning change request for Armstrong Hills, at 8740 Davis Blvd. A brief discussion occurred regarding requests to alter garage setbacks and allow for some lot sizes to be smaller than the base zoning.

Item E3- CDD Hensley gave brief background Future Land Use Plan (FLUP) amendment for the Armstrong Hills PD at 8740 Davis Blvd. There was a discussion among the Commission and the Staff regarding the proposal.

D. ADJOURN

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

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Vice-Chairman John Baker

Vice-Chairman Baker 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.

Vice-Chairman Baker invited the public to come forward to speak on any topic.

No member of the public came forward to speak.

D. CONSENT

1. [Consider the minutes of the February 11, 2025 Planning and Zoning Commission Meeting.](#)
2. [Consider the minutes of the February 25, 2025 Planning and Zoning Commission Meeting.](#)
3. [Consider approving a Final Plat for The Summit at Center Stage, consisting of 42 residential lots and three open space lots on 8.08 acres, being a replat of Lot 9, Block A, Center Stage Addition, located approximately 425 feet east of the North Main Street and Mount Gilead Road intersection, zoned Planned Development - Mixed Use - Commercial/Residential and addressed as 145 Mount Gilead Road. RCM Keller Center Stage, LLC, Owner/Applicant. \(P-24-0016\)](#)

Vice-Chairman Baker read all consent items into record.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Erin Pfarner, to approve consent items D 1-3. Planning and Zoning Commission Meetings Minutes, and the Final Plat for The Summit at Center Stage. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a dental office in a proposed 11,000 square-foot multitenant building, on a 2.94-acre lot, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SUP-2502-0011\)](#)

CDD Hensley gave a presentation on the SUP request for a dental office at 1241 Keller Pkwy.

The Applicant, Kevin McIntosh (704 Lindsey Drive) spoke on behalf of his proposal.

Chairman Baker opened the public hearing.

No one came forward to speak.

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

There was a discussion focused on selecting retail tenants, particularly dental practices due to compatibility and parking requirements. Further discussed was the need to promote pedestrian safety with walkways due to the use of rear entrances.

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

2. [PUBLIC HEARING: Consider a request for Armstrong Hills, a Planned Development Zoning Change from Single-Family Residential - 36,000 square-foot lots to Planned Development - Single-Family Residential - 25,000 square-foot lots, consisting of 49 residential lots and 10 open space lots, on approximately 49 acres of land, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard.. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. \(ZONE-2411-0007\)](#)

Commissioner Michelle Sandoval Cabanas (non-voting) left the meeting.

CDD Hensley gave a presentation on the zoning change request for the Armstrong Hills PD, at 8740 Davis Blvd.

The Applicant, Terry Holmes, provided his own presentation for his proposal.

The Project Engineers, Will Scoonover & Drew Guthrie, came forward to speak to their proposal, and address traffic concerns that were raised in the public opinion letters.

Vice-Chairman Baker opened the public hearing.

The following came forward to speak in opposition-

Mark Wood, (3455 Creek Rd.)
Sam Smith, (3342 Creek Rd.)
Bob Cruson, (819 Creek Ct.)
Dennis Morris, (819 Helen St.)
Frank Trazzera, (716 Bandit Trl.)
Guy Tcheau, (3044 Rolling Wood Lane)
Emma Tcheau, (3044 Rolling Wood Lane)

The following came forward to speak in support of Holmes Builders-

Lonnie Nicholson, (725 Bandit Trl.)
Craig Carson, (756 Bandit Trl.)

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

The conversation revolved around the agreement to provide sprinklers to all homes, proposed lot sizes, and traffic concerns along Davis Blvd. The Applicant expressed concerns about downsizing lot sizes or reducing house build volume, stating they want to maintain property topography and aesthetics, while considering rising building material costs.

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-6: Vice-Chairman John Baker; Commissioner Ross Brensinger; Commissioner Bill Schlegel; Commissioner Erin Pfarner; Commissioner Erik Leist; Commissioner Deborah Johnson

Nay-1: Commissioner John Scott

3. [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 \(LD-SF\) and Retail/Commercial \(RTC\) to Medium-Density Single Family - 15,000 to 35,999 square-foot lots \(MD-SF\) for 49 acres, legally described as a Tract 2 HS, Abstract 1501 and Tract 2, Abstract 791 of the Thomas J. Thompson Survey, located 120 feet southeast of the Davis Boulevard and Creek Road intersection, and addressed 8740 Davis Boulevard. Barron-Stark Engineers and Holmes Builders, Applicant. LLB Armstrong Family LP, Owner. \(PA-2411-0003\)](#)

Commissioner John Scott (voting) left the meeting.

CDD Hensley gave a presentation on the FLUP amendment request for Armstrong Hills PD, at 8740 Davis Blvd.

Vice-Chairman Baker opened the public hearing.

The following came forward to speak in opposition-

Craig Carson, (756 Bandit Trl)

Fred Wong, (822 Creek Ct.)

Sam Smith, (3342 Creek Rd.)

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

A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to approve Item E-3 as presented . The motion failed by the following vote:

AYE: 3 - Vice-Chairman John Baker, Commissioner Ross Brensinger, Commissioner Erik Leist

NAY: 3 - Commissioner Bill Schlegel, Commissioner Erin Pfarner, Commissioner Deborah Johnson

F. ADJOURN

Vice-Chairman Baker adjourned the meeting at 9:36 p.m.

Chairperson

Staff Liaison