



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 25, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

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

The following Commission Members were present:

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

The following Commission Members were absent:

Michelle Sandoval Cabanas

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 18, 2025.](#)

CDD Hensley gave a brief recap of the March 18, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: CDD Hensley gave brief background on the Site Plan with variances request for 1241 Keller Pkwy. The proposed parking at the site was briefly discussed.

Item E-2: Planner Eddleman gave brief background on the Specific Use Permit (SUP) request for a carport at 1215 Trail Ridge Dr.

Item E-3: Planner Eddleman gave brief background on the SUP request for Tater Tot Boutique to sell used goods at 121 Rufe Snow Dr., Unit 119.

Item E-4: Planner Eddleman gave brief background on the SUP request for the Kindred to operate an event center at 126 Taylor St. A brief discussion was held about the current number of event centers operating within the City. Further discussion was had regarding the history of event centers in the Old Town Keller (OTK) zoning district.

Items E-5 & E-6: Planner Russell noted that applicant requested to table the item until the April 8, 2025 Planning & Zoning meeting, due the Applicants request for more time to reach out to the community.

Item E-7: Planner Russell gave brief background on the zoning change request for 2257 Florence Rd.

The proposal was discussed among the Commission and the Staff touching on the public feedback process and the process for how super majority is reached. There was further discussion regarding the fluid nature of the Future Land Use Plan (FLUP) and the history behind it.

Item E-8: Planner Russell gave brief background on the request to consider a Final Plat with variances for 2257 Florence Rd.

Chairman Alvarado discussed notes from last meeting including attendance, particularly if a Commissioner needs to leave early, voting protocol, and the need for the Commissioners to provide their reasoning for their voting decision.

Further discussion was held between the Commission and the Staff regarding previous voting decisions on Planned Developments (PD) and the stance of the City Attorney that the FLUP should align with current zoning.

D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 7:01 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado called the meeting to order at 7:07 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.

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 March 11, 2025 Planning and Zoning Commission Meeting.](#)

A motion was made by Vice-Chairman John Baker, seconded by Commissioner Ross Brensinger, to approve the minutes of the March 11, 2025 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [Consider a request for a Site Plan with variances for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, 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. \(SITE-2501-0001\)](#)

CDD Hensley gave a presentation on the request to consider a Site Plan with variances for 1241 Keller Pkwy.

The Applicant, Kevin McIntosh, (704 Lindsey Way), provided his own presentation.

The Commission discussed parking standards in Keller and the use of artificial turf instead of natural landscaping. The Applicant cited costs for replacement and trash accumulation. Commissioner Pfarner suggested improving the site frontage by collaborating with the art council. The Applicant stated that the dumpster site was chosen to improve trash pickup efficiency.

A motion was made by Commissioner Erin Pfarner, seconded by Commissioner Erik Leist, to approve Item E-1 as presented.

Before a vote was taken, Vice-Chairman John Baker made a motion to amend the motion to require live landscaping on the south side of the building, with artificial turf allowed only on the north side. The motion to amend was seconded by Commissioner Erin Pfarner. The motion carried by the following vote:

AYE-6: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner John Scott; Commissioner Erin Pfarner; Commissioner Ross Brensinger

NAY-1: Commissioner Erik Leist

The Commission took a vote on the original motion made to approve Item E-1 with the amendment to require live landscaping on the south side of the building, with artificial turf allowed only on the north side. The motion carried by the following vote:

AYE-6: Chairman Paul Alvarado; Vice-Chairman John Baker; Commissioner Bill Schlegel; Commissioner John Scott; Commissioner Erin Pfarner; Commissioner Ross Brensinger

NAY-1: Commissioner Erik Leist

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an 840 square-foot shed with attached carport, on .83 acres, located on the east side of Trail Ridge Drive, approximately 520 feet south from the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 9, Block 2 of Trail Ridge Estates - Keller, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1215 Trail Ridge Drive. Sylvester Kaminski, Owner/Applicant. \(SUP-2502-0008\)](#)

Planner Eddleman gave a presentation on the SUP request for 1215 Trail Ridge Dr.

Chairman Alvarado 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.

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 unanimously.

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Tater Tot Boutique, to operate a retail clothing store with used goods and merchandise sales, located in an approximately 1,260 square-foot lease space, on approximately 11.96 acres located at the southeast corner of the intersection of Rufe Snow Drive and Keller Parkway, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed to 121 Rufe Snow Drive, Unit 119. Lindsey McMullen, Applicant. Regency Centers LP, Owner. \(SUP-2503-0012\)](#)

Planner Eddleman gave a presentation on the SUP request for 121 Rufe Snow Dr., Unit 119.

Chairman Alvarado opened the public hearing.

No one came forward to speak.

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

There was a brief discussion regarding the percentage of used vs. new goods that the Applicant plans to provide and their intent to maintain the store as an upscale boutique.

A motion was made by Commissioner Erik Leist, seconded by Chairman Paul Alvarado, to recommend approval of Item E-3. The motion carried unanimously.

4. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for The Kindred, a commercial event venue, in an existing 1,048 square-foot building on 0.17 acres, approximately 230 feet east from the intersection of South Main Street and Taylor Street, legally described as Lot 3R, Block 11 of the Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 126 Taylor Street. Morgan Bianchi, Applicant. 10K Real Estate Holdings LLC, Owner. \(SUP-2502-0009\)](#)

Planner Eddleman gave a presentation on the SUP request for 126 Taylor St.

Chairman Alvarado opened the public hearing.

No one came forward to speak.

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

There was a discussion among the Commission and the Applicant regarding interest from the public, the vision for business growth and the plan to be apart of the community.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to recommended approval of Item E-4 as presented. The motion carried unanimously.

5. [PUBLIC HEARING: Consider a request for Rosebury, a Planned Development Zoning Change from Commercial \(C\) and Single-Family Residential - 36,000 square-foot lots \(SF-36\) to Planned Development - Mixed Use \(MU\) consisting of 21 residential lots, 2 commercial lots, 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. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. \(ZONE-2501-0002\)](#)

Chairman Alvarado read Item E-5 into record noting that the Applicant has requested to table the request to the April 8th, 2025 Planning & Zoning meeting.

Planner Russell gave an abbreviated presentation on the request for a Planned Development Zoning Change for Rosebury.

Chairman Alvarado opened the public hearing

Daniel Taylor, (112 Johnson Road) came forward to speak to his concerns regarding the entrance and exit route onto Johnson Road for the proposed development.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to table the public hearing to the April 8, 2025 Planning and Zoning Commission Meeting. The motion carried unanimously.

- 6. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Patio/Garden/Townhomes - 5,000 to 7,999 square-foot lots \(PGT\) and Retail/Commercial \(RTC\) to High-Density Single Family - 8,000 to 14,999 square-foot lots \(HD-SF\) for 7.53 acres, 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. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. \(PA-2503-0002\)](#)

Chairman Alvarado read Item E-6 into record noting that the Applicant has requested to table the request to the April 8th, 2025 Planning & Zoning meeting.

Chairman Alvarado opened the public hearing.

A motion was made by Commissioner Erik Leist, seconded by Vice-Chairman John Baker, to table the public hearing to the April 8, 2025 Planning and Zoning Commission Meeting. The motion carried unanimously.

- 7. [PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots \(SF-36\) to Single-Family Residential 20,000 square-foot lots \(SF-20\) for a 2.54-acre lot, 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. \(ZONE-2502-0005\)](#)

Planner Russell gave a presentation on the zoning change request for 2257 Florence Rd.

The Applicant, Curt Dubose, provided his own presentation.

Chairman Alvarado opened the public hearing.

The following came forward to speak in support:

- Jim Ammon, (2345 Florence Rd)
- Debbie Vinson, (1412 Dream Dust Lane)

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

Commissioner John Scott (voting) exited the meeting at 8:43 p.m.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Erin Pfarner, to recommend approval of Item E-7 as presented. The motion carried unanimously.

- 8. [Consider a request for a Final Plat with variances for the Roanoke Christian Center Addition a proposed residential subdivision with four 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. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. \(PLAT-2503-0007\)](#)

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

A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to approve Item E-8 as presented. The motion carried unanimously.

F. ADJOURN

Chairman Alvarado adjourned the meeting at 8:53 p.m.

Chairperson

Staff Liaison