



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, April 28, 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
Bill Schlegel
John Scott
Ross Brensinger
Michelle Sandoval Cabanas
Deborah Johnson

The following Commission Members were absent:

Erin Pfarner, Erik Leist, Andrew Young

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

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on May 5, 2026.](#)

DDS Hensley gave a brief recap of the April 21, 2026 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

E-1: Planner Flanders gave a brief recap of the Specific Use Permit (SUP) request for 7110 Shady Grove Rd.

E-2: Planner Flanders gave a brief recap of the SUP request for 1675 N Tarrant Pkwy.

E-3: Planner Eddleman gave a brief recap of the SUP request for 1006 Keller Pkwy, Ste. 103.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 6:52 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 April 14, 2026 Planning and Zoning Commission Meeting.](#)
A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to approve the minutes of the April 14, 2026 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for Specific Use Permit \(SUP\) for a 340 square-foot Accessory Dwelling Unit on 5.2 acres located on the south side of Shady Grove Road, approximately 30 feet southeast of the intersection of Shady Grove Road and Rapp Road, legally described as Lot 1 of the Estes Farm Tracts Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 7110 Shady Grove Road. Aaron Jenkins, Owner. Susan Minton, Applicant. \(SUP-2604-0007\)](#)

Planner Flanders gave a presentation on the SUP request for 7110 Shady Grove Road.

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

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

There was a discussion between the Commission and Staff to clarify the nature of the request.

A motion was made by Commissioner Ross Brensinger, seconded by

Commissioner Michelle Sandoval Cabanas, 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 The Skin Loft, to operate a medical spa in 2,033 square-feet of an existing 3,200 square-foot building, on approximately 0.89 acres, located approximately 230 feet northwest of the intersection of North Tarrant Parkway and Smithfield Road, legally described as Lot 2B-1, of the Parkway Plaza, zoned Neighborhood Services \(NS\), and addressed 1675 North Tarrant Parkway Unit 200. Kevin Wolfe, Applicant. KED Southwest LTD, Owner. \(SUP-2604-0006\)](#)

Planner Flanders gave a presentation on the SUP request for Skin Loft, at 1675 N Tarrant Pkwy, Suite 200.

The Applicant, Ken Nicholson (921 Simmons Dr.), spoke on behalf of the project.

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

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

There was a discussion between the Commission and the Applicant surrounding the business plan to maintain a Medical Director, who lives within seventy-five miles of the location on staff, the services to be offered, and the intention to follow all medical protocols.

A motion was made by Commissioner Michelle Sandoval Cabanas, seconded by Commissioner Bill Schlegel, 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 Baylor Scott & White, to operate a medical office in an existing 4,791 square-foot lease space, on approximately 11.96 acres, located on the southeastern intersection of Keller Parkway and Rufe Snow Drive, legally described as Block A, Lot 1R, of the Keller Town Center Addition, zoned Town Center \(TC\), and addressed 1006 Keller Parkway, Suite 103. Caitlyn McNicholl, Applicant. Regency Centers LP, Owner. \(SUP-2604-0009\)](#)

Planner Eddleman gave a presentation on the SUP request for Baylor Scott & White, at 1006 Keller Pkwy, Suite 103.

The property owner representing Regency Centers LP, joined via Zoom to speak on behalf of the project.

The Applicant, Brandy Owen (460 Keller Pkwy, Ste A.), spoke on behalf of the project

Chairman Baker opened the public hearing.

Pat McGrail (1712 Chatham Ln.), spoke in support of the project.

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

There was a discussion involving the Commission, Staff, and the Applicant about the original mixed-use development intention for Town Center. They addressed the site's history, the necessity for additional incentives, and proposed visibility enhancements to attract more customers to businesses.

A motion was made by Commissioner Michelle Sandoval Cabanas, seconded by Commissioner Ross Brensinger, to recommend approval of Item E-3 as presented. The motion carried by the following vote:

AYE-5: Chairman John Baker, Commissioner Deborah Johnson, Commissioner Michelle Sandoval Cabanas, Commissioner Bill Schlegel, Commissioner Ross Brensinger

Nay-1: Commissioner John Scott

F. ADJOURN

Chairman Baker adjourned the meeting at 7:45 p.m.

Chairperson

Staff Liaison