



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 10, 2026

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, Vice-Chairwoman
Bill Schlegel
Ross Brensinger
Michelle Sandoval Cabanas
Deborah Johnson

The following Commission Members were absent:

Erik Leist, Andrew Young, John Scott (present for pre-meeting)

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

There were no administrative comments at this time.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Flanders gave brief background on the Specific Use Permit (SUP) request for a carport with variances at 1526 Treehouse Lane S.

Item E-2: Planner Eddleman gave brief background on the SUP request for Baylor Scott & White to operate a medical office at 1006 Keller Pkwy, Ste 103. There was a discussion among the Commission regarding the property history and the desired uses for Town Center zoning.

Item E-3: DDS Hensley gave brief background on the recommendation of an appeal to the City of Keller Unified Development Code (UDC), for three lots within the Winding Creek Subdivision, at 532, 524, 516, 508 and 500 Winding Creek Lane. There was a discussion about the request for early grading and tree removal, along with the history of previous tree removals related to the development. It was further clarified that mitigation would not be

necessary in this instance.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 6:58 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman John Baker

Chairman Baker called the meeting to order at 7:03 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 February 24, 2026 Planning and Zoning Commission Meeting.](#)

A roll call vote was held.

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Bill Schlegel, to approve the minutes of the February 24, 2026 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) with a variance, for a 375 square-foot carport, on .89 acres, located on the south side of Treehouse Lane South, approximately 1075 feet east from the intersection of Ottinger and Treehouse Lane South, legally described as Lot 21, Block 1 of the Treehouse Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1526 Treehouse Lane South. William Pataky, Applicant. Richard and Mary Lou Mills, Owner.](#)

[\(SUP-2602-0003\)](#)

Planner Flanders gave a presentation on the SUP request for 1526 Treehouse Lane S.

The Applicant, William Pataky, spoke on behalf of his proposal.

Chairman Baker opened the Public Hearing. No one came forward to speak.

A motion was made by Vice-Chairwoman Erin Pfarner, 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, during which the Applicant clarified the structure's height.

A motion was made by Vice-Chairwoman Erin Pfarner, seconded by Commissioner Ross Brensinger, 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 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. \(SUP-2602-0004\)](#)

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

The Applicant, Brandy Owen, spoke on behalf of her proposal.

Chairman Baker opened the Public Hearing. No one came forward to speak.

A motion was made by Vice-Chairwoman Erin Pfarner, 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, where the Applicant explained the decision to relocate within Keller, stating the need to accommodate a growing wait list of patients.

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

3. [Consider a recommendation of an appeal to the City of Keller Unified Development Code, Article 10, Tree Preservation, Section 10.01, Tree and Natural Feature Preservation for three lots within the Winding Creek subdivision, on 12.21 acres of land on the south side of Johnson Road, approximately 1,800 feet southwest from the intersection of Johnson Road and North Pearson Road, Lots 3, 5 and 6, Block A of the Winding Creek Addition, zoned Single-Family Residential 36,000 square-foot minimum lot sizes or greater \(SF-36\), and addressed 532, 516, and 508 Winding Creek Lane. Cary Clarke, Devane Clarke](#)

[Partnership, Ltd., Applicant/Owner. \(ATP-2602-0002\)](#)

The discussion between the Commission and the Applicant revolved around the proposed removal of a specified number of trees to address drainage issues and facilitate floodplain reclamation. The Applicant spoke to the importance of this action for preparing the lots for future property enhancements and mentioned collaboration with FEMA for development approval considering flood risks. The Commission raised concerns about the potential for excessive tree removal.

A motion was made by Commissioner Deborah Johnson, 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; Vice-Chairwoman Erin Pfarner; Commissioner Ross Brensinger, Commissioner Deborah Johnson, Commissioner Bill Schlegel

NAY-1: Commissioner Michelle Sandoval Cabanas

F. ADJOURN

Chairman Baker adjourned the meeting at 8:09 p.m.

Chairperson

Staff Liaison