



**City of Keller**  
**Planning & Zoning Commission**  
**Meeting Minutes**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

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**Tuesday, July 8, 2025**

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**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  
Ross Brensinger  
Michelle Sandoval Cabanas

The following Commission Members were absent:

John Scott; Deborah Johnson

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

**B. ADMINISTRATIVE COMMENTS**

CDD Hensley gave an update on Texas House Bill 24, which was recently approved, regarding zoning action that increases super majority from 20% to 60%. The City Attorney will be researching implementation and there will be training scheduled in the future for the Commissioners on the new law to be led by Consultant Ivan Gonzalez.

**C. DISCUSS AND REVIEW AGENDA ITEMS**

Item D-1: Planner Russell gave brief background on the request for a Final Plat with variances at 2257 Florence Rd.

Item E-1: Planner Eddleman gave brief background on the Specific Use Permit (SUP) request for 553 Big Bend Dr. There was a discussion surrounding the history of the Assisted Living Facility (ALF) at the site.

Item E-2: Planner Russell gave brief background on the SUP request for 432 N. Main St.

Item E-3: Planner Russell gave brief background on the SUP request for 712 N. Main St. There was a discussion surrounding the history of the site, and the proposed use as a U-Haul Truck Rental Center.

Item E-4: Planner Russell gave brief background on the Final Plat with variances for 1289 Ottinger Rd. There was a discussion surrounding the proposed shared access easement.

## D. ADJOURN

Chairman Alvarado adjourned the pre-meeting at 6:55 p.m.

## **REGULAR MEETING 7:00 P.M.**

### A. CALL TO ORDER – Chairman Paul Alvarado

Chairman Alvarado 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 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. OLD BUSINESS

1. [Consider a request for a Final Plat with variances for the Roanoke Christian Center Addition, a proposed residential subdivision with three 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. Pentavia Custom Homes LLC, Owner/Applicant. \(PLAT-2505-0011\)](#)

There was a discussion about the configuration of the lots, the proposed access for Lot 2, and the proposed width of Lot 1.

**A motion was made by Chairman Paul Alvarado, seconded by Commissioner Erik Leist, to approve Item D-1, as presented. The motion carried unanimously.**

## E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Hillside Assisted Living, an existing assisted living facility, to continue operating with two \(2\) additional residents up to a total of eight \(8\) residents within a 3,733 square foot building on .3076 acres, located on the east side of Big Bend Drive, approximately 1000 feet southeast of the intersection of Whitley Road and Big Bend Drive, legally described as Lot 50, Block 2 of the Westpark Addition, zoned Planned Development 769 - Single-Family 12,000 square-foot lot size or greater \(SF-12-PD-769\) and addressed 553 Big Bend Drive. Christopher Conrad, Applicant. TPDC Real Estate LLC, Owner. \(SUP-2506-0023\).](#)

Planner Eddleman gave a presentation on the SUP request for 553 Big Bend Dr.

Chairman Alvarado opened the public hearing.

The following came forward to speak in opposition:

Matthew Anderson, (220 Canyon Dr.); Mark and Dawn Demas, (555 Big Bend Dr.); Doug Park, (557 Big Bend Dr.); Michael Garland, (551 Big Bend Dr.)

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

The Commission and Staff discussed the existing business' operating rights under state regulations, with local regulations potentially imposed. They also discussed the square footage of the structure, ADA compliance, and state inspection frequency. The Commission asked the Applicant to address neighbors' concerns about parking, trash overflow, and site maintenance before their recommendation to approve could be made.

**A motion was made by Commissioner Ross Brensinger, seconded by Vice-Chairman John Baker, to recommend denial of Item E-1 as presented. The motion carried unanimously.**

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Wholesale Plus, to operate a retail store with used goods and merchandise sales, located in an existing multi-tenant building on 1.98 acres, on the east side of N. Main Street, approximately 480 feet southeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1, Block 1, of the Davis-Addition Keller subdivision, zoned Old Town Keller and addressed 432 N. Main Street, Suite 400. Montie Ray Davis, Owner. George Haddad, Applicant. \(SUP-2506-0025\).](#)

Planner Russell gave a presentation on the SUP request for 432 N. Main St.

The Applicant, George Haddad, spoke on behalf of his request.

Chairman Alvarado opened the public hearing.

The following came forward to speak in opposition:

Lendon Wilson and Linda Meade, (505 Charles St.); T. Eric James, (501 Charles St.)

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 Erin Pfarner, 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 The Ship Shop, a packing and shipping retail store with truck and trailer rental, to be located in an existing 2,600 square-foot building on 5.99 acres, on the east side of N. Main Street, approximately 1036 feet northeast of the N. Main Street and Johnson Road intersection, legally described as Lot 1B, Block A, of the Samantha Springs Addition, zoned Light Industrial, and addressed 712 N. Main Street. Joe McCombs, Owner. David Sanders, Applicant. \(SUP-2505-0021\).](#)

Planner Russell gave a presentation on the SUP request for 712 N. Main St.

The Applicant, David Sanders, provided his own presentation.

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

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

There was a discussion surrounding the proximity of a similar facility to the proposed site, with the Applicant expressing no concern and stating they can provide more services. They also discussed the Applicant's advertising plan to expand their business within the community.

Chairman Leist exited the meeting at 8:34 p.m.

**A motion was made by Commissioner Erin Pfarner, seconded by Vice-Chairman John Baker, to recommend approval of Item E-3, as presented. The motion carried unanimously.**

4. [Consider a request for a Final Plat with variances for Lots 1 and 1A, Block A of the Inspired Ranch subdivision, being 5.18 acres, located approximately 1,448 feet northeast from the Florence Road and Ottinger Road intersection, being a replat of Lot 1, Block A of the Inspired Ranch subdivision, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 1289 Ottinger Road. James Heath Malone, Owner. Johnathan Savas, Applicant. \(PLAT-2505-0010\)](#)

Planner Russell gave a presentation on the Final Plat with variance requests for 1289 Ottinger Rd.

The Applicant, Johnathan Savas, joined via Zoom.

The Applicant, Courtney Savas, spoke on behalf of her proposal.

The Commission and Staff discussed flag lot requirements in the Unified Development Code (UDC). Further discussion was held with the Commission, Applicant, and Property

Owner regarding the property's history, design reasoning for the proposed subdivision, and the reasoning for the variance requests.

**A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Erin Pfarner, to approve Item E-4, as presented. The motion carried by the following vote:**

**AYE-4: Commissioner Ross Brensinger; Commissioner Bill Schlegel; Commissioner Erin Pfarner; Commissioner Michelle Sandoval Cabanas**

**NAY-2: Chairman Paul Alvarado; Vice-Chairman John Baker**

**F. ADJOURN**

Chairman Alvarado adjourned the meeting at 9:12 p.m.

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Chairperson

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Staff Liaison