



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, June 9, 2026

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman John Baker

Chairman Baker called the meeting to order at 6:32 p.m.

The following Commission Members were present:

John Baker, Chairman
Erin Pfarner, Vice-Chairwoman
Erik Leist
Bill Schlegel
John Scott
Ross Brensinger
Michelle Sandoval Cabanas
Andrew Young

The following Commission Members were absent:

Deborah Johnson

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

1. [Briefing regarding recent City Council action.](#)

DDS Hensley gave a brief recap of the June 2, 2026 City Council meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: Planner Eddleman gave a brief recap of the request for a Final Plat with variances for 600 Norma Lane.

Item D-2: Planner Eddleman gave a brief recap of the Specific Use Permit (SUP) request for 1920 Winter Dr.

Item D-3: Planner Flanders gave a brief recap of the SUP request at 118 W Olive St.

Item D-4: Planner Eddleman gave a brief recap of the request for a Final Plat for 9297 and

9299 Indian Knoll Trail.

D. ADJOURN

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

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman John Baker

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 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. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Final Plat with variances for Lots 1, 2 and 3, Block A of the Hill Family Addition subdivision, being 2.784 acres, located at the northeast corner of the Norma Lane and Johnson Road intersection, being a replat of Lots 1 and 2, Block 2 of the Harvel's Addition subdivision, zoned Single-Family 36,000 minimum square-foot lots \(SF-36\), and addressed 600 Norma Lane. David Lewis, Applicant. Cody Hill, Owner. \(PLAT-2604-0005\)](#)

Planner Eddleman gave a presentation on the request for a Final Plat with variances at 600 Norma Lane.

The Owner, Cody Hill (600 Norma Lane), spoke on behalf of his proposal.

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

A motion was made by Commissioner John Scott, seconded by Commissioner Michelle Sandoval Cabanas, to close the public hearing. The motion carried unanimously.

There was a discussion between the Commission and Staff about the property's history, sewer requirements, and necessary utilities.

A motion was made by Commissioner Michelle Sandoval Cabanas, seconded by Commissioner Bill Schlegel, to recommend approval of Item D-1 as presented. The motion carried unanimously.

2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for a 2,385 square-foot accessory structure, on approximately 2.067 acres, located approximately 825 feet west of the intersection of Winter Drive and North Pearson Lane, legally described as Block 2, Lot 10, of the Cross Timbers Acres Addition, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\), and addressed 1920 Winter Drive. Jon Atwood, Applicant. Gary & Kathy Engasser, Owner. \(SUP-2605-0014\).](#)

Planner Eddleman gave a presentation on the SUP request for 1920 Winter Dr.

Chairman Baker 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, the Applicant, and Staff regarding the proposed exterior detail and the intended use.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Bill Schlegel, to recommend approval of Item D-2 as presented. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) to allow office space in excess of 1,200 square feet on the first floor in Old Town Keller, on approximately .15 acres, located approximately 135 feet northwest of the intersection of Olive Street and South Main Street, legally described as Block 5, Lot 3, of the Keller City Addition, zoned Old Town Keller, and addressed 118 West Olive St. James Henderson, Applicant. Bluegrass Legacy Holdings LLC, Owner. \(SUP-2605-0015\)](#)

Planner Eddleman gave a presentation on the SUP request for 118 West Olive St.

The Applicant, James Henderson, spoke regarding the project.

The Owner, Kyle Gabhart (713 Gentle Wind Dr.), also spoke on behalf of his project.

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

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

There was a discussion among the Commission, the Applicant, and Staff about a proposed site addition, clarifying the property line, and future business plans.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Michelle Sandoval Cabanas, to recommend approval of Item D-3 as presented. The motion carried unanimously.

4. [Consider a request for a Final Plat for Lot 1R of the Burbine Addition subdivision, being 2.448 acres, located approximately 3,500 feet north of the intersection of Indian Knoll Trail and Shady Grove Road, being a replat of Lots 1-A and 1-B, of the Burbine Addition](#)

subdivision, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 9297 and 9299 Indian Knoll Trail. Curtis Young, Applicant. Susan Quinn, Owner. (PLAT-2605-0008)

Planner Eddleman gave a presentation on the request for a Final Plat of 9297 and 9299 Indian Knoll Trl.

The Applicant, Curtis Young (550 Silica Dr.), came forward to speak.

A motion was made by Vice-Chairwoman Erin Pfarner, seconded by Commissioner Bill Schlegel, to recommend approval for Item D-4 as presented. The motion carried unanimously.

E. ADJOURN

Chairman Baker adjourned the meeting at 7:43 p.m.

Chairperson

Staff Liaison