



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 14, 2026

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Vice-Chairwoman Erin Pfarner

Vice-Chairwoman Pfarner called the meeting to order at 6:30 p.m.

The following Commission Members were present:

Erin Pfarner, Vice-Chairwoman
Erik Leist
Bill Schlegel
Ross Brensinger
Michelle Sandoval Cabanas
Deborah Johnson
Andrew Young

The following Commission Members were absent:

John Baker, John Scott

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 April 7, 2026.](#)

CDD Hensley gave a brief recap of the March 17 and April 7, 2026 City Council Meetings.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item E-1: Planner Zimmerman gave a brief description of the Specific Use Permit (SUP) request for 112 W. Hill St.

Item E-2: Planner Zimmerman gave a brief description of the Planned Development (PD) zoning change request for The Preserve at Keller Oaks at 1000, 1004 & 1008 N. Main St.

Item E-3: Planner Zimmerman gave a brief description on the Future Land Use Plan (FLUP) Amendment request for 1000, 1004 & 1008 N. Main St.

D. ADJOURN

Vice-Chairwoman Pfarner adjourned the pre-meeting at 6:52 p.m.

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Vice-Chairwoman Erin Pfarner

Vice-Chairwoman Pfarner 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.

Vice-Chairwoman Pfarner 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 10, 2026 Planning and Zoning Commission Meeting.](#)

A motion was made by Commissioner Ross Brensinger, seconded by Commissioner Michelle Sandoval Cabanas, to approve the minutes of the March 10, 2026 Planning and Zoning Commission Meeting. The motion carried unanimously.

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Amazing Hair Salon, in an approximately 500 square-foot existing building, on 0.06 acres, located on the north side of West Hill Street, approximately 132 feet northwest of the intersection of South Main Street and West Hill Street, legally described as Lot 1, Block A of the Genesis Gift Shop Addition, zoned Old Town Keller \(OTK\) and addressed 112 W Hill Street. Seferina Ramirez, Applicant. Fledy Covarrubias, Owner. \(SUP-2603-0005\).](#)

Planner Zimmerman gave a presentation on the SUP request for 112 W. Hill St.

Vice-Chairwoman Pfarner opened the public hearing. No one came forward to speak.

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

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

2. [PUBLIC HEARING: Consider a Planned Development Zoning Change from Commercial \(C\) and Planned Development 1406 - Single Family Residential 36,000 square-foot minimum lots to Planned Development - Single Family 15,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 59 residential lots, 2 commercial lots, and approximately 5.57 acres of open space, on approximately 39.38 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. \(ZONE-2602-0001\)](#)

Planner Zimmerman gave a presentation on the PD Zoning change request for 1000, 1004 & 1008 N. Main St.

The Applicant, Preston Crow (8214 Westchester Dr., Suite 900), gave his own presentation.

Vice-Chairwoman Pfarner opened the public hearing.

The following came forward to speak in opposition-

Lee Hughes, (9728 Camp Bowie West)

Todd Handwerk, (216 Park Ave)

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

During a discussion between the Commissioners, the Applicant, and Staff, concerns were raised about the proposed emergency gate affecting access on public roads, the visual appeal of the development entrance, and the implications of reduced lot sizes on the area's character post re-zoning.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Bill Schlegel, to recommend approval for Item E-2, with the following conditions: that there will be no emergency access gates on public streets and that 75% of the lots will meet the UDC front lot width standard for the proposed zoning. The motion carried unanimously.

3. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) amendment from Mixed-Use \(MU\), Medium-Density Single-Family 15,000 - 35,999 square-foot lots \(MD-SF\), and Low-Density Single-Family 36,000 square-feet and above \(LD-SF\) to Retail/Commercial \(RTC\) and Medium-Density Single Family - 15,000 to 35,999](#)

square-foot lots (MD-SF) for 39.38 acres, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, Tract 4D, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1 HS, Block A of Perrigo Place Addition, and being all of that certain called 0.364 acre right-of-way dedication shown on said plat of Perrigo Place, located on the east side of N. Main St., approximately 300 feet southeast of the Park Avenue and N. Main St. intersection, and addressed as 1000, 1004 and 1008 N. Main Street. Preston Crow, Skorburg Company, Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (PA-2603-0001)

Planner Zimmerman gave a presentation on the FLUP Amendment request for 1000, 1004 & 1008 N. Main St.

Vice-Chairwoman Pfarner 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.

A motion was made by Commissioner Erik Leist, seconded by Commissioner Ross Brensinger, to recommend approval of Item E-3, as presented. The motion carried unanimously.

F. ADJOURN

Vice-Chairwoman Pfarner adjourned the meeting at 8:14 p.m.

Chairperson

Staff Liaison