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, October 14, 2025

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
Erik Leist
Bill Schlegel
Michelle Sandoval Cabanas
Deborah Johnson

The following Commission Members were absent:
John Scott; Ross Brensinger

Staff present included City Engineer Chad Bartee; Planner II Alexis Russell; Planner I Ethan Flanders and Planning Technician Kaleena Stevens.

B. ADMINISTRATIVE COMMENTS

1. Briefing regarding City Council action on October 7, 2025.

Planner Russell gave a brief recap of the October 9, 2025 City Council Meeting.

C. DISCUSS AND REVIEW AGENDA ITEMS

Item D-1: Planner Russell gave brief background on the Specific Use Permit (SUP) request for 129 Frank Lane.

Item D-2: Planner Russell gave brief background on the SUP request for 8849 Davis Blvd. There was a brief discussion surrounding the opposing neighbor's concerns regarding increased noise and traffic.

D. ADJOURN

Chairman Baker adjourned the pre-meeting at 6:40 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 Specific Use Permit (SUP) for an approximately 1,500 square-foot accessory structure, on approximately 3.38 acres, located on the north side of Frank Lane, approximately 1,017 feet northeast from the intersection of Frank Lane and Whitley Road, legally described as Lot 1, Block A of the CS Sanctuary Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 129 Frank Lane. Carl Scharrer, Applicant/Owner. (SUP-2509-0036)

   Planner Russell gave a presentation on the SUP request for 129 Frank Lane.

   The Applicant, Carl Sharrer (129 Frank 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 Michelle Sandoval Cabanas, seconded by Commissioner Erik Leist, to close the public hearing. The motion carried unanimously.

   There was a discussion between the Commission, Staff, and the Applicant surrounding the history of accessory structures on the property. Discussion topics included the existing lean-to and the updated appraisal which increased the square footage of the home.

   A motion was made by Commissioner Erik Leist, seconded by Commissioner Michelle Sandoval Cabanas, 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 Stay Social by Stay N' Play, to operate an indoor entertainment facility in an existing lease space, on

approximately 1.23 acres, located on the west side of Davis Boulevard, approximately 300 feet west from the intersection of Davis Boulevard and Bear Creek Parkway, legally described as Block A, Lot 4, of the Hidden Lakes Center subdivision, zoned Commercial (C) and addressed 8849 Davis Boulevard, Suite 200. Debra Porter, Applicant. PAA Real Estate LLC, Owner. (SUP-2509-0035)

Planner Russell gave a presentation on the SUP request for 8849 Davis Blvd.

The Applicant, Debra Porter (3512 Meridian Dr.), gave a presentation on her proposal.

Chairman Baker 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 between the Commission and the Applicant regarding the proposed business model, with the Applicant clarifying their regular business hours versus their hours for special events. Further discussion took place regarding the expected capacity, noise, and traffic levels of the business.

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.

E. ADJOURN

Chairman Baker adjourned the meeting at 7:47 p.m.

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Chairperson

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Staff Liaison