



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, August 12, 2025

PRE-MEETING BRIEFING 6:30 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on August 5, 2025.](#)

C. DISCUSS AND REVIEW AGENDA ITEMS

D. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairman Paul Alvarado

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.

D. CONSENT

1. [Consider the minutes of the July 22, 2025 Planning and Zoning Commission Meeting.](#)
2. [Consider approval of a Final Plat for Lots 1R, 2R, 3-18, and 19X, Block 1 of New Hope Lutheran Church Addition, being a Replat of Lots 1 and 2, New Hope Lutheran Church Addition, located at the southeast corner of the intersection of North Tarrant Parkway and Willis Lane, zoned Single Family Residential - 8,400 square-foot lots, and addressed 2125 Willis Lane. Alex Harper, DNA Custom Homes, Applicant. New Hope Lutheran Church, Owner. \(PLAT-2506-0012\)](#)
3. [Consider approving a Final Plat for Samantha Springs Commerce Park, a 5 lot replat of Lot 1, Block A of the Keller Church of God Addition; Lots 1-A, 1-B, 1-C, and 1-D, Block A](#)

of the Sutton Industrial Addition; Lots 1-5, Block 1, and Lots 1-5, Block 2 of the Keller Business Park; and Lot 1, Block A of the Samantha Springs Addition, being a tract of land located in the Sam Needham Survey, A-1171, being approximately 22.94 acres on the east side of N. Main Street, located approximately 725 feet north from the N. Main Street and Johnson Road intersection, zoned Light Industrial (LI) and Commercial, and addressed as 712, 720, 800, 810, 816, 820, and 880 N. Main Street. Spry Surveyors, Applicant. JEMcCombs Real Estate, Ltd., Owner. (PLAT-2506-0014)

E. NEW BUSINESS

1. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for a 550 square-foot addition to an existing 775 square-foot accessory structure, on 1.37 acres, located on the north side of Knox Road, approximately 695 feet northwest from the intersection of Knox Road and Ottinger Road, legally described as Lot 1, Block 1 of the Knox-Ahlers Addition, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1611 Knox Road, Danny Ahlers, Applicant/Owner. (SUP-2507-0027)
2. PUBLIC HEARING: Consider a request for 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 12,000 square-foot lots and Commercial for The Preserve at Keller Oaks, a proposed Planned Development consisting of 65 residential lots, 1 commercial lot, and approximately 6.77 acres of open space on 33.68 acres of land, legally described as: situated in the Richard F. Allen Survey, Abstract Number 29, and being part of that certain called 25.483 acre tract of land described in Exhibit A and part of that certain called 15.874 acre tract of land described in Exhibit B in deed in favor of John M. Perrigo and Ida C. Perrigo Trustees of the John M & Ida C. Perrigo Trust, recorded in the Official Public Records of Tarrant County, Texas, and being all of that certain called 1.00 acre tract of land described in deed in favor of Debra Sue Perrigo Salstrand and David Allen Salstrand, recorded in Volume 9213, Page 2191 of the Official Public Records of Tarrant County, Texas, and being all that certain called 1.00 acre tract of land described in deed in favor of John M. and Ida C. Perrigo Trust, recorded in Volume 13404, Page 101 of the Official Public Records of Tarrant County, Texas, and being all of Lot 1, Block 1 of Harmonson Acres Addition, and being all of Lot 1, 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, and being part of Lots 1, 2 and 3, Block A of North Main Medical Office Addition, 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. Curtis Young, Sage Group, Inc., Applicant. Sue Salstrand and Anne Burfitt, PBS Family Limited Partnership, Owner. (ZONE-2506-0007)

F. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.

CERTIFICATE

I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, August 7, 2025 at 5:00 p.m

Sarah Hensley, Director of Development Services

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.