



City of Keller
Planning & Zoning Commission
Agenda

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

Tuesday, May 27, 2025

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE REGULAR MEETING
6:00 P.M.

A. CALL TO ORDER - Chairman Paul Alvarado

B. WORK SESSION

1. [Capital Improvements Advisory Committee Member Orientation.](#)

C. CONSENT

1. [Consider approval of the minutes of the Capital Improvements Advisory Committee meeting on October 22, 2024.](#)
2. [Accept the Bi-Annual Impact Fee Progress Report as of September 30, 2024.](#)
3. [Accept the Bi-Annual Impact Fee Progress Report as of March 31, 2025.](#)

D. ADJOURN

PLANNING & ZONING COMMISSION PRE-MEETING TO BEGIN
IMMEDIATELY FOLLOWING CAPITAL IMPROVEMENTS ADVISORY
COMMITTEE MEETING

A. CALL TO ORDER - Chairman Paul Alvarado

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on May 6 and May 20, 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 April 22, 2025 Planning and Zoning Commission Meeting.](#)

E. NEW BUSINESS

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an 1,195 square-foot addition to an existing 1,800 square-foot accessory structure, on five acres, located on the west side of Keller Smithfield Road South, approximately 300 feet south from the intersection of Keller Smithfield Road and Bear Creek Parkway, legally described as Lot 1, Block 1 of the Kidd subdivision, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 460 Keller Smithfield Road. Rob Wilson, Applicant. Josh Hamilton, Owner. \(SUP-2504-0018\)](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for Elements Massage, a spa in an existing 12,000 square foot building on 1.69 acres, located on the north side of Keller Parkway, approximately 668 feet northwest of the intersection of Keller Parkway and Keller Smithfield Road, legally described as Lot 5, Block G of the Keller Town Center Addition, zoned Town Center \(TC\) and addressed 1411 Keller Parkway, Suite 700. Terri Dykstra, Applicant. CPV Texas Properties LLC, Owner. \(SUP-2504-0017\).](#)
3. [PUBLIC HEARING: Consider a request to rezone from Single Family - 36,000 square-foot minimum lot size \(SF-36\) and Retail to Planned Development-Retail \(PD-R\), for approximately 17.52 acres, legally described as Tract 1F, Abstract 1153, John Martin Survey, Lot 1R, Block A - Sutton's Nursery Addition, Tract 1D01A, Abstract 1153, John Martin Survey, and portions of Lot 7, Block 1, Pearson Crossing and Tract 1D01, Abstract 1153, John Martin Survey addressed as 1863 Keller Parkway, 1823 Keller Parkway, 1850 Pearson Crossing, 1908 Pearson Crossing, and 1816 Johnson Road. Ruibal Properties LLC, Applicant. Ruibal Properties, Don Dinger and Devane Clark Partnership LTD, Owners. \(ZONE-2408-0003\)](#)
4. [PUBLIC HEARING: Consider a request to amend the Future Land Use Plan from Low-Density Single Family \(LD-SF\) to Retail/Commercial \(RTC\), for approximately 3.52 acres, legally described as Tract 1D01B of the John Martin Survey, Abstract 1153 \(account # 42818999\), and a portion of Lot 7, Block 1, Pearson Crossing, and addressed as 1816 Johnson Road and 1908 Pearson Crossing. Ed Ruibal, Landscape Systems, Applicant/Owner; Don Dinger, Owner. \(PA-2505-0004\)](#)

5. [Consider a request for a Detailed Site Plan with variances for two separate lots within the FLEXD Planned Development totaling approximately 10.77 acres of land, one lot being legally described as Tract 14C03A, Abstract 457 of the John Edmonds Survey, located approximately 750 feet southeast of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 777 Chisholm Trail, and the second lot being legally described as Lot 1, Block A of the Bear Creek Office Park Addition, located at the southeast corner of the Bear Creek Parkway West and Chisholm Trail intersection and addressed 150 Bear Creek Parkway West. Jordan Rymer, FLEXD Development, LLC, Applicant/Owner. \(SITE-2503-0005\)](#)
6. [Consider a request for a Site Plan with variances for a new proposed restaurant building, on approximately 0.69 acres, located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Rodney Martinez/Tommy Zheng, Applicants. SCI Texas Funeral Services, Inc., Owner. \(SITE-2503-0003\)](#)
7. [Consider a request for a variance to the City of Keller Unified Development Code, Article 8, Zoning Districts, Section 8.19 - Old Town Keller \(OTK\), one monument sign for a new proposed restaurant site on 0.69 acres located at the southeast corner of the Keller Parkway and South Elm Street intersection, legally described as Lot 2R, Block A of the Elm Keller Parkway Addition and addressed 200 South Keller Parkway. Tommy Zheng, Applicant. SCI Texas Funeral Services, Inc., Owner. \(UDC-2505-0007\)](#)
8. [Consider a request for a Site Plan with one variance for an existing approximately 1,360 square foot structure on 0.18 acres located on the south side of Taylor Street, approximately 185 feet southeast from the Taylor Street and South Main Street intersection, legally described as Lot 2A 3B & 3C, Block 11 of Keller, City Addition, zoned Old Town Keller \(OTK\) and addressed 116 Taylor Street. DBN Properties Inc., Owner. Brandon Ableman, Applicant. \(SITE-2504-0007\)](#)

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, May 22, 2025 at 5:00 p.m.

Sarah Hensley, Director of Community Development

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.