



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

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

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Tuesday, January 14, 2025

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**PRE-MEETING BRIEFING 6:30 P.M.**

**A. CALL TO ORDER - Chairman Paul Alvarado**

**B. ADMINISTRATIVE COMMENTS**

1. Briefing regarding City Council action on December 17, 2024 and January 7, 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 December 10, 2024 Planning and Zoning Commission Meeting.](#)

**E. NEW BUSINESS**

1. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an approximately 2,668 square-foot horse barn with an average height of 16 feet, on approximately 2.94 acres, on the east side of Florence Road, approximately 1,905 feet southeast from the Florence Road and Ottinger Road, legally described as Lot 1, Block 1R of Chatham Addition-Keller, zoned Single-Family 36,000 square-foot lot size or greater \(SF-36\) and addressed 1753 Florence Road. Wes Barnhart, Owner. MNC](#)

Builders, Applicant. (SUP-2412-0019)

2. PUBLIC HEARING: Consider a zoning change request from Single-Family Residential 36,000 square-foot lots (SF-36) to Single-Family Residential 20,000 square-foot lots (SF-20) for a 2.54-acre lot, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 2257 Florence Road. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (ZONE-2412-0009)
3. Consider a request for a Final Plat with variances for the Roanoke Christian Center Addition a proposed residential subdivision with four single-family lots, on 2.54 acres of land, located at the northeast corner of the Florence Road and Judge Bland Road intersection, legally described as Tract 6C, Abstract 1604 of the Josiah Walker Survey, zoned Single-Family 36,000 minimum square-foot lots (SF-36), and addressed 2257 Florence Road. Curt Dubose, Pentavia Custom Homes, Applicant. Roanoke Christian Center, Owner. (PLAT-2411-0016)
4. Consider a request for a special exception to the City of Keller Unified Development Code, Article 9, Development Standards, Section 9.05 - Sign Regulations for a detached subdivision entry sign for Heatherwood Estates, located at the intersection of Cat Mountain Trail and Rufe Snow Drive, legally described as Heatherwood Estates, Phase III, zoned SF - 8.4 - PD - 724. Matt Schultheis, Applicant. Heatherwood Estates HOA, Owner. (UDC- 2412-0004)
5. Consider a request for a Site Plan Amendment with variances for Te'Jun, an approximately 5,500 square-foot two-story restaurant with a drive-thru, on the properties legally described as Lot 1, Block A, of the TEJUN Addition and Abstract 1171 Tract 2B03 of the Samuel Needham Survey, being approximately 1.62 acres, approximately 200 feet west of the intersection of Keller Parkway and Bourland Road, zoned Retail and addressed as 541 and 605 Keller Parkway. JRTR Investments LTD, Owner. Te'Jun, Applicant. (SITE-2412-0009)

**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 January 9, 2025 at 5:00 P.M.*

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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.***