



City of Keller

Planning & Zoning Commission

Agenda

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

Tuesday, March 25, 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 March 18, 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 March 11, 2025 Planning and Zoning Commission Meeting.](#)

E. NEW BUSINESS

1. [Consider a request for a Site Plan with variances for two proposed multitenant buildings, on the north side of Keller Parkway on approximately 3.6 acres, located directly north of the Keller Parkway and Country Brook Drive intersection, legally described as Tract 2E, Abstract 28 of the Pamela Allen Survey and addressed 1241 Keller Parkway. Ryan McIntosh, Trinity Partners Commercial Real Estate, Applicant/Owner. \(SITE-2501-0001\).](#)
2. [PUBLIC HEARING: Consider a request for a Specific Use Permit \(SUP\) for an 840](#)

- square-foot shed with attached carport, on .83 acres, located on the east side of Trail Ridge Drive, approximately 520 feet south from the intersection of Trail Ridge Drive and Mount Gilead Road, legally described as Lot 9, Block 2 of Trail Ridge Estates - Keller, zoned Single-Family 36,000 square-foot lot size or greater (SF-36) and addressed 1215 Trail Ridge Drive. Sylvester Kaminski, Owner/Applicant. (SUP-2502-0008)
3. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for Tater Tot Boutique, to operate a retail clothing store with used goods and merchandise sales, located in an approximately 1,260 square-foot lease space, on approximately 11.96 acres located at the southeast corner of the intersection of Rufe Snow Drive and Keller Parkway, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center (TC) and addressed to 121 Rufe Snow Drive, Unit 119. Lindsey McMullen, Applicant. Regency Centers LP, Owner. (SUP-2503-0012).
 4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) for The Kindred, a commercial event venue, in an existing 1,048 square-foot building on 0.17 acres, approximately 230 feet east from the intersection of South Main Street and Taylor Street, legally described as Lot 3R, Block 11 of the Keller, City Addition, zoned Old Town Keller (OTK) and addressed 126 Taylor Street. Morgan Bianchi, Applicant. 10K Real Estate Holdings LLC, Owner. (SUP-2502-0009)
 5. PUBLIC HEARING: Consider a request for Rosebury, a Planned Development Zoning Change from Commercial (C) and Single-Family Residential - 36,000 square-foot lots (SF-36) to Planned Development - Mixed Use (MU) consisting of 21 residential lots, 2 commercial lots, and 3 open space lots (1.33 acres open space), on approximately 9.2 acres (7.53 acres residential and 1.67 acres commercial) of land, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (ZONE-2501-0002)
 6. PUBLIC HEARING: Consider a request for a Future Land Use Plan (FLUP) amendment from Patio/Garden/Townhomes - 5,000 to 7,999 square-foot lots (PGT) and Retail/Commercial (RTC) to High-Density Single Family - 8,000 to 14,999 square-foot lots (HD-SF) for 7.53 acres, legally described as Lot 2 LESS HS, Block 1 of the L. L. Mc Donnell subdivision, and a portion of Lot 1R1, Block 1 of the L. L. Mc Donnell subdivision, and Abstract 29 Tract 5B04 & 27523 of the Richard F. Allen Survey, located approximately 240 feet east of the Johnson Road and N. Main Street intersection, and addressed as 550, 600, and 700 N. Main Street. Sage Group, Inc., Applicant. Mark and Chryste Keel, Owner. (PA-2503-0002)
 7. 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-2502-0005)

8. 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-2503-0007)

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, March 20, 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.